

MEMORANDUM

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT
DATE: OCTOBER 14, 2008

SUBJECT: ST. JOHN FISHER CHURCH CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT, SIGN PERMIT AND ENVIRONMENTAL ASSESSMENT (CASE NO. ZON2007-00492); PROJECT ADDRESS: 5448 CREST ROAD

Staff Coordinator: Leza Mikhail, Associate Planner 

RECOMMENDATION

- 1) Adopt P.C. Resolution No. 2008 - ___, thereby certifying the Mitigated Negative Declaration and approving the Mitigation Monitoring Program for the St. John Fisher Master Plan Case No. ZON2007-00492; and
- 2) Adopt P.C. Resolution No. 2008 - ___, thereby conditionally approving the St. John Fisher Master Plan, including CUP #96 – Revision “D,” Grading Permit, Minor Exception Permit and Sign Permit Case No. ZON2007-00492.

BACKGROUND

On June 24, 2008, the Planning Commission considered the above-referenced case for the proposed St. John Fisher Master Plan project. Staff’s recommendation at that time was to review the proposed project and direct the applicant to modify the design of the proposed sanctuary by reducing the height of the steeple and continue the hearing to the July 22, 2008 Planning Commission meeting. At the time, Staff supported the applicant’s request for a Sign Permit, Grading Permit and Minor Exception Permit, however felt that the mandatory findings for the Conditional Use Permit could only be made provided that the height of the steeple on the proposed sanctuary was reduced.

After hearing the public testimony and discussing the various aspects of the project, the Planning Commission identified concerns with the height of the proposed sanctuary steeple and requested clarification on additional aspects of the project. More specifically, the Commission requested clarification on a) the methodology used to determine the number

of provided parking spaces, and b) clarification from the City Attorney regarding any limitations the Planning Commission may have for restrictions on sounding bells. After identifying these concerns, the Planning Commission agreed to continue the public hearing to July 22, 2008.

On July 22, 2008, the Planning Commission reviewed the revised sanctuary design and location which included the following: 1) a reduction in height of the proposed steeple by 14'-0", 2) an overall reduction in height of the sanctuary by up to 6'-0", 3) elimination of the stepped roof lines along the south side of the sanctuary, 4) a reduction in the footprint of the sanctuary from 18,400 square feet to 17,000 square feet, 5) the addition of a 900 square foot basement beneath the sanctuary to accommodate mechanical equipment, 6) an increase in the Crest Road street side yard setback from 48'-0" to 62'-0", 7) an increase in the Crenshaw Boulevard street side yard setback from 40'-0" to 57'-0", and 8) a reduction in the footprint of the administrative building from 8,968 square feet to 7,488 square feet.

After reviewing the modifications to the proposed sanctuary and hearing public testimony, the Planning Commission requested that the applicant consider providing the following additional information for review by the Commission: 1) a sound study to determine if any significant impacts would result from the proposed bells, 2) a shadow study to determine if the height and/or scale of the sanctuary would create any significant impacts to surrounding properties, 3) a copy of St. John Fisher's historic parking counts, 4) further clarification from the applicant on the parking analysis, and 5) consideration from the applicant to create a joint use parking agreement with the adjacent property (Daughters of Mary and Joseph) to provide additional parking on high peak days. After identifying these concerns, the Planning Commission agreed to continue the public hearing to September 23, 2008 to allow the applicant sufficient time to meet the Commission's requests.

On September 23, 2008, the Planning Commission reviewed additional information submitted by the applicant including: 1) a sound study that identified a maximum sound level of 50 decibels at all property lines and the nearest sensitive receptor locations, 2) a shadow study that indicated that the new sanctuary would not create an adverse effect on adjacent neighboring properties, 3) further clarification on the applicant's parking analysis and 4) an additional 61 seasonal/peak parking spaces that were provided on-site for overflow parking.

After hearing public testimony and closing the public hearing, the Planning Commission discussed the project revisions, related studies and Draft Conditions of Approval. The Commission questioned whether the stairs and ramp at the Corner of Crest and Crenshaw were required by code and noted that a condition should be added that the stairs and ramp be eliminated, unless required by applicable law(s). Additionally, the Commissioners requested conditions to eliminate the use of the speakers on the existing sanctuary, use of the Parish Activity Center/Gymnasium by outside sports leagues, a requirement for a Special Use Permit whenever a reduction of the required 331 parking spaces is proposed, a six (6) month review period of the uses on the property related to parking, noise not associated with the bells and concurrent use of on-site facilities, and a condition restricting temporary modular buildings on-site. At the September 23, 2008 meeting, the Planning

Commission adopted a motion to conceptually approve the St. John Fisher Master Plan as proposed and directed Staff to draft the appropriate Resolutions and return to the October 14, 2008 Planning Commission meeting for formal adoption. The motion passed (3-2) with Commissioners Knight and Gerstner dissenting and Commissioners Tomblin and Tetreault absent.

DISCUSSION

Mitigation Monitoring Program

An Initial Study/Mitigated Negative Declaration was prepared to address the potential environmental impacts of the construction and operation associated with the St. John Fisher Master Plan. Where appropriate, this environmental document recommended mitigation measures to mitigate or avoid impacts identified by the Initial Study. Consistent with Section 21080 (2)(c) of the Public Resources Code, a mitigation reporting or monitoring program is required to ensure that the adopted mitigation measures under the jurisdiction of the City are implemented.

Section 21081.6 of the Public Resources Code states: *"When making the findings required by subdivision (a) of Section 21081 or when adopting a negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21081, the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of an agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program."*

The Mitigation Monitoring Program (MMP) (attached) responds to Section 21081.6 of the Public Resources Code, which requires a lead or responsible agency (the City) that approves or carries out a project where a Mitigated Negative Declaration has identified potentially significant environmental effects, to adopt a "reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects." The City will adopt the attached MMP when adopting the Mitigated Negative Declaration.

Crest and Crenshaw Stairs and Ramp

In response to the Commission's concerns with the proposed stairs and ramp at the corner of Crest and Crenshaw, Staff researched the California Building Code (CBC) and presented and discussed the plans with the City's Building Official and Fire Department. Staff's research is discussed below.

According to Section 1133B.1.1.1.1 (Section 1133B – General Accessibility for Entrances, Exits and Paths of Travel) of the CBC, *"All entrances and exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible route (complying with*

Section 1114B.1.2) to...public streets or sidewalks, if available... Section 1114.B.1.2 (Accessible Route of Travel) states, “*When a building, or portion of a building, is required to be accessible...at least one accessible route...shall be provided from... public streets or sidewalks to the accessible building entrance they serve*” (CBC Code Sections attached). The City’s Building Official has noted that a ramp will be required to provide an accessible route from the sanctuary to the public street/sidewalk for persons with disabilities. The City’s Building Official also noted that the most preferred location of such a ramp would be in proximity to the sanctuary.

Further, the Fire Department has required a maximum hose length of 150 feet to reach all sides of the sanctuary from on-site fire lanes and/or the public rights-of-way. In order to achieve this, the applicant provided a “hammer-head” turn-around for fire lane access to the proposed sanctuary on-site. The maximum hose length from the on-site firelane(s) only reach to a portion of the sanctuary. In order to provide access for fire trucks with a maximum hose length of 150 feet to access the northwest and northeast sides of the sanctuary, the applicant provided access via stairs from the public right-of-way, proposed at the corner. After speaking with the applicant, there is only room to move the stairs 5 feet to the right or left, depending on how the hose lengths measure. It is also important to note, the Fire Department approved the fire apparatus plan and noted that any changes would be required to be re-reviewed by the Fire Department. After discussing the Fire Departments requirements, the City’s Building Official has determined that the required ramp for persons with disabilities should also be in proximity to the stairs if utilized by pedestrians.

As such, Staff has determined that the proposed stairs at the corner of Crest Road and Crenshaw Boulevard are necessary in order to comply with Fire Department access requirements. The ramp is required by the California Building Code to provide adequate/reasonable access from the applicable building entrance (sanctuary) to the public street/sideway (Crest and Crenshaw) for persons with disabilities. Further, the City’s Building Official has noted that the required ramp should be in proximity to the sanctuary and should also be in reasonable proximity to the proposed pedestrian stairs that are required by the Fire Department. Although Staff is of the opinion that the stairs and ramp are necessary, Staff has added a condition of approval, as recommended by the Planning Commission, that the access stairs and ramp at the Corner of Crest Road and Crenshaw Boulevard shall only be installed if required by applicable laws and/or the Fire Department.

Speakers on Existing Sanctuary

As a result of the public testimony presented at the September 23, 2008 Planning Commission meeting, concerns were raised with regard to outdoor speakers that are presently being used to broadcast masses outside of the existing sanctuary. Staff informed the Commission that the Church has agreed to remove the speakers from the existing sanctuary that is proposed to be converted into a Parish Activity Center/Gymnasium. In order to ensure that the speakers are removed, Staff has added

a condition of approval requiring that the speakers attached to the existing sanctuary shall be removed prior to issuance of a building permit and/or grading permit.

Use of Parish Activity Center/Gymnasium

At the September 23, 2008 meeting, the Planning Commission relayed concerns with the use of the new Parish Activity Center/Gymnasium by entities not associated with the Church. Due to the type of use of the Parish Activity Center (gymnasium), Staff would agree that use of the gymnasium by sports leagues not directly associated with St. John Fisher Parish and/or School is a valid concern. In addition, the City’s Traffic Engineer noted that use of the gymnasium by non-associated sports leagues should be considered as part of the entitlements for a Conditional Use Permit. In order to address the concerns of the Planning Commission, the City’s Traffic Engineer and the public, Staff has added a condition of approval that states that the Parish Activity Center/Gymnasium shall not be used by sports leagues or persons not associated with the St. John Fisher School or Church.

ADDITIONAL INFORMATION

Public Comments

Since the September 23, 2008 Planning Commission meeting, Staff has received 10 additional comment letters (attached). The majority of the correspondence relays concerns and/or recommendations for the Conditions of Approval associated with the St. John Fisher Master Plan. Staff has reviewed and considered all concerns and recommendations. In response to some of the recommendations, Staff has added additional conditions of approval since the last Planning Commission meeting which include, but are not limited to, the following issues that were raised during the public hearing process:

- outdoor lighting
- stockpiling of earthwork
- required parking during construction
- overnight parking/staging of construction vehicles on public streets
- assurance that landscaping will be installed in front of sanctuary
- indemnification conditions

As a reminder, Staff has created a website with a listserv feature, where any person can add their email address to receive updates on the proposed project. Anyone can subscribe to the St. John Fisher listserv through the following website by clicking on the subscribe box for St. John Fisher: <http://www.palosverdes.com/rpv/listserv/index.cfm> . If approved, Staff will continue to update all members of the listserv regarding future construction activities for the St. John Fisher Master Plan.

CONCLUSION

As directed by the Planning Commission at the September 23, 2008 meeting, Staff has

prepared the appropriate resolutions for the St. John Fisher Master Plan. Staff recommends that the Planning Commission review and adopt the attached Resolutions and Mitigation Monitoring Program.

Attachments:

- P.C. Resolution for Mitigated Negative Declaration
- Exhibit “A” - Mitigation Monitoring Program
- Initial Study and Mitigated Negative Declaration
- P.C. Resolution for St. John Fisher Master Plan
- Exhibit “B” – Conditions of Approval
- Additional Correspondence
- California Building Code Sections 1133B.1.1.1.1 and 1114B.1.2
- Final Building Footprints and Square Footage

**P.C. RESOLUTION
MITIGATED NEGATIVE
DECLARATION**

P.C. RESOLUTION NO. 2008-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES CERTIFYING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR CASE NO. ZON2007-00492 (CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT, SIGN PERMIT, AND ENVIRONMENTAL ASSESSMENT), FOR PROPERTY AT 5448 CREST ROAD LOCATED AT THE SOUTHEAST CORNER OF CREST ROAD AND HAWTHORNE BOULEVARD.

WHEREAS, on October 5, 2007, Hyndman and Hyndman, representing St. John Fisher Church and School, submitted Case No. ZON2007-00492, applications for a Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit, Sign Permit and Environmental Assessment, for the subject property at 5448 Crest Road (referred to collectively as “the Project”); and,

WHEREAS, on October 29, 2007, the Project was deemed incomplete by Staff pending the submittal of additional information on the project plans and review and approval from the Fire Department, City Traffic Consultant, City Geologist and City’s National Pollution Discharge Elimination System (NPDES) Consultant; and,

WHEREAS, on April 29, 2008, upon submittal of all required information, the project was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* (“CEQA”), the State’s CEQA Guidelines, California Code of Regulations, Title 14, Section 15000 *et. seq.*, the City’s Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes prepared an Initial Study and determined that, with appropriate mitigation, there is no substantial evidence that the Project would result in a significant adverse effect upon the environment and, therefore, a Mitigated Negative Declaration has been prepared and notice of same was given in the manner required by law; and,

WHEREAS, after notice was issued pursuant to the requirements of the Rancho Palos Verdes Development Code, the Planning Commission held a duly noticed public hearing on June 24, 2008, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on June 24, 2008, the Planning Commission continued the public hearing to the July 22, 2008 Planning Commission meeting to allow time for the applicant to address concerns about the height of the proposed sanctuary and steeple and provide clarification on the methodology used to determine the number of parking spaces that will be provided on site; and,

WHEREAS, on July 2, 2008, the applicant submitted modified plans and updated information to Staff; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on July 22, 2008, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on July 22, 2008, the Planning Commission continued the public hearing to the September 23, 2008 Planning Commission meeting to allow time for the applicant to consider providing a sound study to determine if any significant impacts would result from the proposed bells, a shadow study to determine if the height and/or scale of the sanctuary and steeple would create any significant impacts to surrounding properties, a copy of St. John Fisher's recent parking counts, further clarification of the applicant's parking analysis and whether the applicant is willing to provide additional parking on days when the demand for parking is the greatest due to activities at the site; and,

WHEREAS, on September 23, 2008, the Planning Commission held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on September 23, 2008, the Planning Commission conceptually approved the project and directed Staff to bring back the appropriate resolutions with Conditions of Approval;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The Planning Commission has independently reviewed and considered the proposed Mitigated Negative Declaration, the public comments upon it, and other evidence before the Commission prior to taking action on the proposed Project and finds that the Mitigated Negative Declaration was prepared in the manner required by law and that there is no substantial evidence that, with the imposition of the proposed mitigation measures, the approval of the Project would result in a significant adverse effect upon the environment.

Section 2: There are no sensitive natural habitat areas on the subject site. Thus, no site disturbance or alteration will result from the approval of the Project and, therefore, the Project will have no individual or cumulative adverse impacts upon resources, as defined in Section 711.2 of the State Fish and Game Code.

Section 3: That with the imposition of appropriate mitigation measures that address impacts upon Aesthetics, Air Quality, Geology and Soils, Hydrology and Water and Noise, the Project will not have a significant adverse impact on the environment.

Section 4: Based upon the foregoing findings, the adoption of the proposed Mitigated Negative Declaration is in the public interest.

Section 5: For the foregoing reasons and based on the information and findings included in the Staff Report, the Environmental Assessment and the other components of the record, the proposed Mitigated Negative Declaration, and in the public comments presented to the Commission, all of which was incorporated herein by this reference, the Planning Commission of the City of Rancho Palos Verdes hereby certifies that the Mitigated Negative Declaration has been prepared in compliance with CEQA and approves the attached Mitigation Monitoring Program (Exhibit "A"), which is attached hereto and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED this 14th day of October 2008, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

RECUSALS:

Stephen Perestam
Chairman

Joel Rojas, AICP
Director of Planning, Building and
Code Enforcement; and, Secretary
to the Planning Commission

**EXHIBIT “A”
MITIGATION MONITORING
PROGRAM**

Exhibit A

Mitigation Monitoring Program

Project: Case No. ZON2007-00492 (Environmental Assessment, Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit)

Location: 5448 Crest Road
Rancho Palos Verdes, CA 90275

Applicant: Hyndman & Hyndman (Shelly Hyndman), representing St. John Fisher

Landowner: The Roman Catholic Archbishop of Los Angeles

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I. INTRODUCTION

PURPOSE

This Mitigation Monitoring Program (MMP) is to allow the following project at 5448 Crenshaw Road, located at the southeast corner of Crenshaw Boulevard and Crest Road, in the City of Rancho Palos Verdes:

A request for Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit to establish a Master Plan for the St. John Fisher Church and School property including: 32,426 square feet of new building area for a new sanctuary, preschool, administration building, library, art room, storage area, storage garage and offices; demolition of 10,329 square feet, including the existing rectory, youth building and offices; remodel 26,544 square feet of existing building area, including existing offices, classrooms, converting the existing convent into a new rectory and converting the existing sanctuary into a new gymnasium; a total of 30,688 cubic yards of grading, including 19,694 cubic yards of raw cut and 10,994 cubic yards of raw fill, resulting in 8,700 cubic yards of exportation; and a new monument sign, attached to the sanctuary, at the corner of Crest and Crenshaw.

The MMP responds to Section 21081.6 of the Public Resources Code, which requires a lead or responsible agency that approves or carries out a project where a Mitigated Negative Declaration has identified significant environmental effects, to adopt a "reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects." The City of Rancho Palos Verdes is acting as lead agency for the project.

An Initial Study/Mitigated Negative Declaration was prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document recommended mitigation measures to mitigate or avoid impacts identified. Consistent with Section 21080 (2)(c) of the Public Resources Code, a mitigation reporting or monitoring program is required to ensure that the adopted mitigation measures under the jurisdiction of the City are implemented. The City will adopt this MMP when adopting the Mitigated Negative Declaration.

ENVIRONMENTAL PROCEDURES

This MMP has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.) and the State Guidelines for Implementation of CEQA (CEQA Guidelines), as amended (California Administrative Code Section 15000 et seq.). This MMP complies with the rules, regulations, and procedures adopted by the City of Rancho Palos Verdes for implementation of CEQA.

MITIGATION MONITORING PROGRAM REQUIREMENTS

Section 21081.6 of the Public Resources Code states: "When making the findings required by subdivision (a) of Section 21081 or when adopting a negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21081, the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or

monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of an agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program."

II. MANAGEMENT OF THE MITIGATION MONITORING PROGRAM

ROLES AND RESPONSIBILITIES

The MMP for the project will be in place through all phases of the project including final design, pre-grading, construction, and operation. The City will have the primary enforcement role for the mitigation measures.

MITIGATION MONITORING PROGRAM PROCEDURES

The mitigation monitoring procedures for this MMP consists of, filing requirements, and compliance verification. The Mitigation Monitoring Checklist and procedures for its use are outlined below.

Mitigation Monitoring Program Checklist

The MMP Checklist provides a comprehensive list of the required mitigation measures. In addition, the Mitigation Monitoring Checklist includes: the implementing action when the mitigation measure will occur; the method of verification of compliance; the timing of verification; the department or agency responsible for implementing the mitigation measures; and compliance verification. Section III provides the MMP Checklist.

Mitigation Monitoring Program Files

Files shall be established to document and retain the records of this MMP. The files shall be established, organized, and retained by the City of Rancho Palos Verdes department of Planning, Building, and Code Enforcement.

Compliance Verification

The MMP Checklist shall be signed when compliance of the mitigation measure is met according to the City of Rancho Palos Verdes Director of Planning, Building, and Code Enforcement. The compliance verification section of the MMP Checklist shall be signed, for mitigation measures requiring ongoing monitoring, and when the monitoring of a mitigation measure is completed.

MITIGATION MONITORING OPERATIONS

The following steps shall be followed for implementation, monitoring, and verification of each mitigation measure:

1. The City of Rancho Palos Verdes, Director of Planning, Building, and Code Enforcement shall designate a party responsible for monitoring of the mitigation measures.
2. The City of Rancho Palos Verdes, Director of Planning, Building, and Code Enforcement shall provide to the party responsible for the monitoring of a given mitigation measure, a copy of the MMP Checklist indicating the mitigation measures for which the person is responsible and other pertinent information.
3. The party responsible for monitoring shall then verify compliance and sign the Compliance Verification column of the MMP Checklist for the appropriate mitigation measures.

Mitigation measures shall be implemented as specified by the MMP Checklist. During any project phase, unanticipated circumstances may arise requiring the refinement or addition of mitigation measures. The City of Rancho Palos Verdes, Director of Planning, Building, and Code Enforcement with advice from Staff or another City department, is responsible for recommending changes to the mitigation measures, if needed. If mitigation measures are refined, the Director of Planning, Building, and Code Enforcement would document the change and shall notify the appropriate design, construction, or operations personnel about refined requirements.

III. MITIGATION MONITORING PROGRAM CHECKLIST

INTRODUCTION

This section provides the MMP Checklist for the project as approved by the Planning Commission of the City of Rancho Palos Verdes on August 26, 2008. Mitigation measures are listed in the order in which they appear in the Initial Study.

- * **Types** of measures are *project design, construction, operational, or cumulative*.
- * **Time of Implementation** indicates **when** the measure is to be implemented.
- * **Responsible Entity** indicates **who** is responsible for implementation.
- * **Compliance Verification** provides space for future reference and notation that compliance has been monitored, verified, and is consistent with these mitigation measures.

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
1. AESTHETICS				
<u>A-1:</u> If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.	Project Design	Prior to approval of entitlements	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>A-2:</u> If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.	Project Design	Prior to approval of entitlements	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>A-3:</u> Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.	Cumulative	Prior to issuance of Certificate of Use and Occupancy	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>A-4:</u> After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.	Construction & Operational	Prior to issuance of Certificate of Use and Occupancy	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>A-5:</u> A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.	Construction / Operational	Prior to issuance of Certificate of Use and Occupancy	Property Owner / applicant.	Planning Commission

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
III. AIR QUALITY				
<p><u>AQ-1:</u> Prior to issuance of any Building Permit and/or Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; • All active portions of the construction site shall be watered to prevent excessive amounts of dust; • All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or 	Project Design & Construction	Prior to issuance Grading Permit and/or Building Permit	Property Owner/ applicant	Department of Planning, Building and Code Enforcement & Department of Public Works

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour;				
<p><u>AQ-2:</u> Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p>	Project Design & Construction	Prior to issuance of Building Permits and/or Grading Permits	Property Owner/ applicant	Department of Planning, Building and Code Enforcement & Department of Public Works
<p><u>AQ-3:</u> Prior to issuance of any Grading Permit and/or Building Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Director of Public Works. Measures shall include provisions for property maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p>	Project Design & Construction	Prior to issuance of Building Permits and/or Grading Permits	Property Owner/ applicant	Department of Planning, Building and Code Enforcement & Department of Public Works

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
<p><u>AQ-4:</u> During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p>	Construction	Throughout construction	Property Owner/ applicant	Department of Planning, Building and Code Enforcement
<p><u>AQ-5:</u> Prior to issuance of any Grading Permit, the contractor shall include the following measures with the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> • The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site, including construction related parking and deliveries; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use. 	Project Design & Construction	Prior to issuance of Grading Permits and/or Building Permits	Property Owner/applicant	Department of Planning, Building and Code Enforcement & Department of Public Works
VI. GEOLOGY AND SOILS				
<p><u>GS-1:</u> The applicant shall submit a geotechnical report for review and approval by the City Geologist</p>	Project Design	Prior to issuance of Grading Permits and/or Building Permits	Property Owner / applicant.	Department of Planning, Building and Code Enforcement.

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on a field assessment of the site.				
<u>GS-2:</u> The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.	Construction	Prior to issuance of Grading Permits and/or Building Permits	Property Owner / applicant.	Department of Planning, Building and Code Enforcement.
VIII. HYDROLOGY AND WATER QUALITY				
<u>HWQ-1):</u> The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.	Project Design & Construction	Prior to issuance of Grading Permit and/or Building Permit & Throughout Construction	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>HWQ-2):</u> The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.	Project Design & Construction	Prior to issuance of Grading Permit and/or Building Permit & Throughout Construction	Property Owner / applicant.	Department of Planning, Building and Code Enforcement
<u>HWQ-3):</u> The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.	Project Design & Construction	Prior to issuance of building and/or grading permit.	Property Owner / applicant.	Department of Planning, Building and Code Enforcement

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
XI. NOISE				
<p><u>N-1:</u> Prior to issuance of any Grading Permit and/or Building Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:</p> <ul style="list-style-type: none"> • Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices. • Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, a well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints. • The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and 	Project Design & Construction	Prior to issuance of Grading Permit and/or Building Permit & Throughout Construction	Property Owner / applicant.	Department of Planning, Building and Code Enforcement.

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
<p>determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> • Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 				
<p><u>N-2:</u> Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p>	Construction	On-going	Property Owner/applicant	Department of Planning, Building and code Enforcement

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
<p><u>N-3:</u> During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p>	Construction	On-going	Property Owner/applicant	Department of Planning, Building and code Enforcement
<p><u>N-4:</u> Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p>	Project Design & Construction	Prior to issuance of Demolition Permit, Grading Permit and/or Building Permit	Property Owner/applicant	Department of Planning, Building and code Enforcement
<p><u>N-5:</u> There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p>	Construction	On-going.	Property Owner / applicant	Department of Planning, Building and code Enforcement

ENVIRONMENTAL ASSESSMENT INITIAL STUDY/MND

City of Rancho Palos Verdes ENVIRONMENTAL CHECKLIST FORM



1. Project title:

St. John Fisher Master Plan: Remodel and Expansion (Case No. ZON2007-00492)

2. Lead agency name/ address:

City of Rancho Palos Verdes
Department of Planning, Building & Code Enforcement
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

3. Contact person and phone number:

Leza Mikhail, Associate Planner
City of Rancho Palos Verdes
(310) 544-5228

4. Project location:

St. John Fisher
5448 Crest Road (APN 7581-024-010 and 7581-024-011)
City of Rancho Palos Verdes
County of Los Angeles

5. Project sponsor's names and addresses:

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

6. General Plan designation:

Religious

7. Coastal Plan designation:

This project is not located in the City's Coastal Zone

8. Zoning:

Institutional (I)

9. Description of project:

The proposed project involves a request for Conditional Use Permit #96 – Revision “D”, a Grading Permit, Minor Exception Permit and Sign Program to establish a Master Plan for the St. John Fisher Church and school property. The overall project includes a major remodel and expansion of the existing facilities. Details of the proposed project are listed below:

A request to construct a combined total of 34,406 square feet of new building area to the existing site as delineated below:

- A new 18,400 square foot sanctuary at the northwest corner of the property. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'- 0” at the east end of the structure to 48'-0” at the west and southeast ends

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of the structure. In addition, the new sanctuary would include a bell tower/steeple, at the west end of the structure, with a maximum height of 72'-0" to the top of the bell tower/steeple and 88'-0" to the top of the cross. The proposed bells are proposed to ring intermittently between the hours of 8:00 am and 6:00 pm Monday through Saturday and 8:50 am and 6:00 pm Sunday.

- A new 11,268 square foot administration building (8,968 square foot first floor and 2,300 square foot basement)
- A 1,074 square foot addition for the creation of a new two-classroom preschool (currently no preschool on-site)
- A new 1,289 square foot art room at the northwest corner of the existing classrooms
- A new 1,217 square foot school library at the northeast corner of the existing classrooms
- A 304 square foot expansion to Barrett Hall for storage area
- A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new residence (previously nun's residence)
- A 400 square foot addition north of the existing music room to accommodate two (2) new offices

In addition to the proposed new construction, the applicant is proposing to demolish a combined total of 10,329 square feet of the existing facilities (offices, youth building and existing priest residence) and remodel 26,544 square feet of the existing structures (existing nun's residence to be converted to priest's residence, existing sanctuary to be converted to new gymnasium, office areas and classrooms).

A total of 30,688 cubic yards of grading is required (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site) to accommodate the new construction, major remodel, proposed retaining walls and new parking lot. The existing property has a total of 359 parking spaces with 0 loading spaces. As the new sanctuary will be located on a portion of the existing parking lot, the applicant is grading and reconfiguring the parking lot at the south end of the property to accommodate a total of 331 parking spaces with 3 loading spaces. The total number of proposed parking spaces is based on a parking needs analysis for the highest peak hour of operation.

The applicant is proposing to phase the project. Phase One would include the construction of the new sanctuary, a remodel of the existing sanctuary into a gymnasium, parking and site work improvements, and demolition of the existing rectory and conversion of the existing convent into a new rectory for the priests' living quarters. Phase Two would include remodeling the existing administration building and constructing the new administration building, preschool, library and art room. At this time, the Applicant has not identified the timing for the Phase Two construction. Notwithstanding the proposed phasing, the project in its entirety, as discussed above, was analyzed for the purposes of this environmental assessment. Thus, all environmental conclusions decided herein, assume construction of the entire project at generally the same time. If Phase Two is initiated after a substantial amount of time has passed after certification of this Mitigated Negative Declaration, then additional CEQA analysis for Phase 2 may be required.

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10. Description of project site (as it currently exists):

The St. John Fisher property is located at 5448 Crest Road, on the southeast corner of the intersection at Crest Road and Crenshaw Boulevard. The property is currently developed with an elementary school (K-8), administrative/parish offices, recreational hall (Barrett Hall), rectory (priest's residence), convent (no longer in use) and sanctuary. The existing campus is sited 15 – 20 feet above the adjacent streets, Crest Road and Crenshaw Boulevard.

The main parking lot is located along the south property line and provides 227 parking spaces for everyday use. Additional parking is located near the northwest corner of the property and is currently utilized as a playground during regular school hours (Monday through Friday). This parking provides an additional 132 parking spaces for overflow parking when needed.

There are two access driveways for ingress/egress on the property. One driveway is located at the southwest corner of the property and ascends approximately 43 feet from Crenshaw Boulevard (elevation 1182) to the main parking lot (average elevation 1225). A second driveway is located at the northeast corner of the property and ascends approximately 30 feet from Crest Road (elevation 1195) to the main parking lot (average elevation 1225).

11. Surrounding land uses and setting:

	Land Uses	Significant Features
On-site	Institutional	The 399,804 square foot (9.2 acres) lot is privately owned and currently operated as an elementary school and Catholic Church. The property is located at the southeast corner of Crest Road and Crenshaw Boulevard and is sited with multiple buildings (classrooms, offices, recreational hall, residential buildings for on-site priest's and a sanctuary). The property is 15 – 20 feet above Crest Road and Crenshaw Boulevard.
North	Public right-of-way and Single-Family Residential	Single-family residences surround the property to the north, across Crest Road, a primary street in the City of Rancho Palos Verdes. These residences are located at the Northeast corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district, a minimum of 15 feet below Crest Road and 25 – 30 feet below the St. John Fisher building pad.
South	Single-Family Residential with an open space buffer	The Del Cerro Homeowners Association owns a large hillside (greater than 35% slope) immediately south of the St. John Fisher property that is zoned RS-2 but maintained as open space due to the hillside configuration. The hillside descends 15 – 25 feet from the St. John Fisher property to single-family residences located at the toe of the slope, in the RS-2 zoning district.

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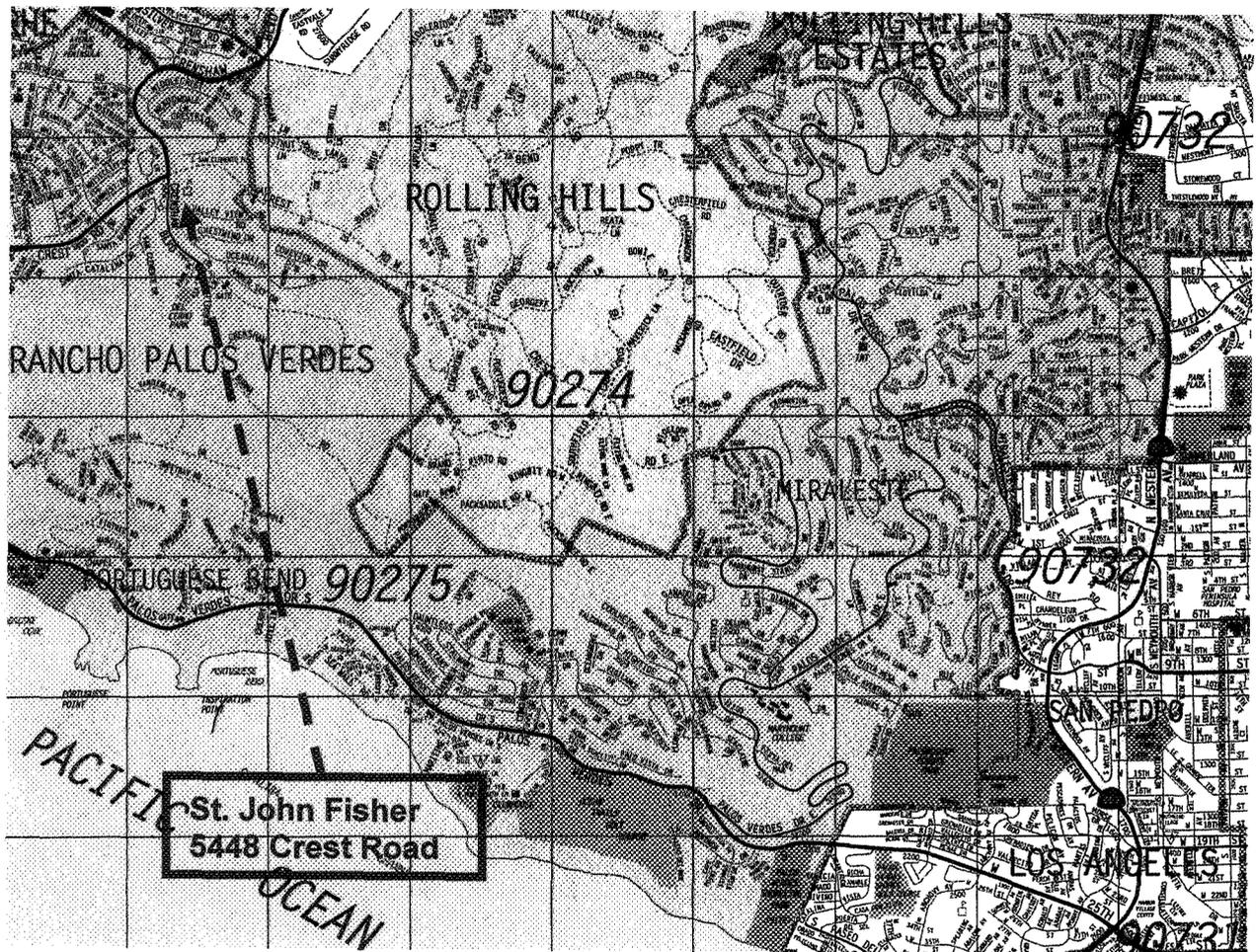
	Land Uses	Significant Features
East	Institutional	The property to the east is owned by the Daughters of Mary and Joseph and encompasses 5.98 acres at an elevation approximately 10 above the St. John Fisher property. This property is used to conduct retreats, prayer meetings and religious conferences. The site consists of a chapel, two retreat centers, a lounge, service building and living quarters for active and senior members of the Daughters of Mary and Joseph Community (sisters)
West	Single-Family Residential	Single-family residences surround the property to the west, across Crenshaw Boulevard, a primary street in the City of Rancho Palos Verdes. These residences are located at the Southwest corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district. These residences are approximately 15 – 25 feet below the St. John Fisher building pad.
Northwest	Single-Family Residential	Single-Family Residences are located at the Northwest corner of Crest Road and Crenshaw Boulevard, within the RS-4 zoning district. The building pads of these residences range in elevation from 20 to 35 feet above the intersection of Crest Road and Crenshaw Boulevard, catty-corner from the St. John Fisher property.

10. Other public agencies whose approval is required:

None

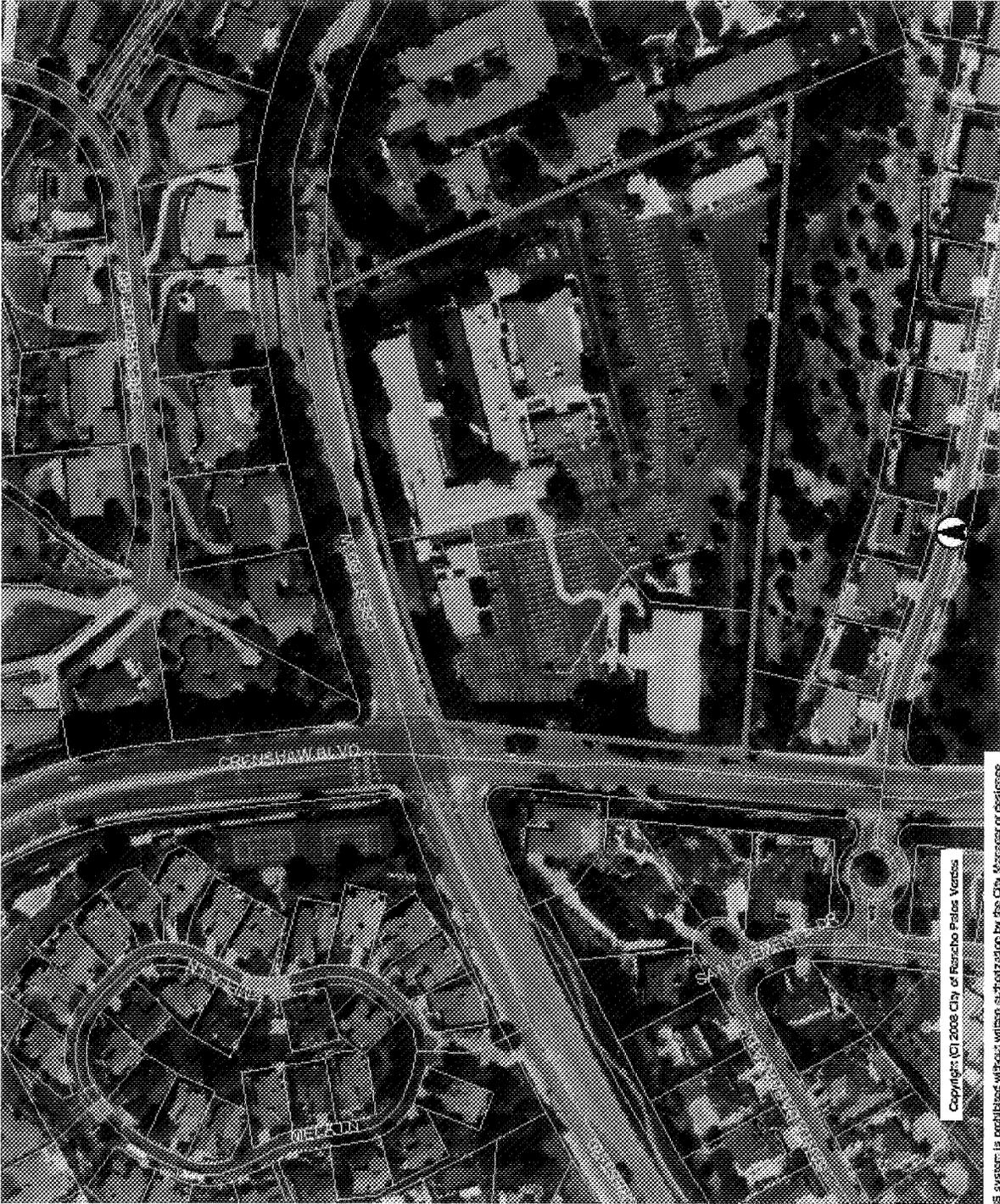
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Figure 1: Project Vicinity



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Figure 2: Aerial of Subject property and immediate neighborhood



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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

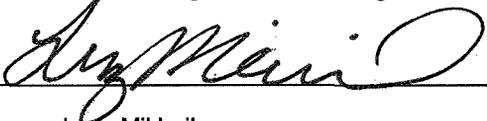
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature:  Date: June 3, 2008

Printed Name: Leza Mikhail For: City of Rancho Palos Verdes
Associate Planner

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EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:					
a) Have a substantial effect on a scenic vista?	1		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	1		X		

Comments:

a) **Potentially Significant Unless Mitigation Incorporated:** No officially-designated scenic vistas, corridors or resources are in the vicinity of the St. John Fisher property as specifically designated in the City's General Plan. Some of the residential properties located at the northwest corner of Crest and Crenshaw (catty-corner of St. John Fisher property), however enjoy views of the Pacific Ocean and Catalina, which are considered protected views within Section 17.02.040 of the City's Development Code. As proposed, the project may potentially affect "far views" from these properties due to the height of the proposed Sanctuary and the elevation of these residential properties. In order to mitigate any potential view impacts, the following mitigation measure has been added:

A-1: If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.

b) **No Impact:** The proposed project is located in a developed residential neighborhood on a lot zoned and developed for Institutional use. There are existing trees and shrubs on the existing property and on other developed residential properties in the surrounding neighborhood, however the property does not contain scenic resources that could be substantially damaged by construction of the project. The area is not near a State highway that is designated as a scenic highway, as stated above. Therefore, the proposed project would not have a substantial adverse effect upon, or cause damage to, scenic resources. Thus, there would be no impact, an no further analysis would be required.

c) **Potentially Significant Unless Mitigation Incorporated:** The existing property is currently developed with multiple buildings (sanctuary, classrooms, offices, residential quarters and a recreational hall) and has been graded and landscaped. Additionally, the immediate neighborhood is currently developed with residential properties that have been disturbed through grading, landscaping or other uses associated with residential development. Consequently, the majority of the area has limited scenic characteristics as the surrounding neighborhood is already developed. Outside of the proposed sanctuary at the corner of Crest Road and

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Crenshaw Boulevard, most of the elements of the proposed project will not be visible from the public right-of-way or private properties. will not be The proposed new 18,400 square foot sanctuary, however would be constructed at the northwest corner of the subject property and will be easily visible from the public right-of-way, specifically, the intersection of Crest and Crenshaw. The applicant has incorporated a variety of architectural elements and articulated the structure to minimize the appearance of a solid, bulky structure. Specifically, the sanctuary has been designed to include a number of tall windows and architectural "fins" that project from the main structure that eliminate the appearance of a uniform structure. Further, the sanctuary has been designed in a circular shape at varying heights to minimize the appearance of harsh angles and a massive structure. Notwithstanding, due to the proposed size and location of the proposed sanctuary, this component of the proposed project has the potential to result in bulk and mass impacts. To address the potential impacts, the following mitigation measure has been added:</p> <p>A-2: If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.</p> <p>d) Potentially Significant Unless Mitigation Incorporated: The applicant is proposing to provide new light standards within the new parking lot and exterior light fixtures around the new sanctuary. As a result, the proposed lighting may create a potential, aesthetic impact to the surrounding neighborhood. The applicant has submitted a photometric site lighting plan indicating that the proposed lighting in the parking lot will have shields to prevent lighting from spilling onto adjacent properties. Additionally, the applicant has noted that the pedestrian access at the northwest corner of the property will provide a minimum of one-foot candle of light source up to the sidewalk, as required for emergency pedestrian ingress/egress. To ensure that there will be no light or glare impacts as a result of the new, on-site lighting, the following mitigation measures have been added:</p> <p>A-3: Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.</p> <p>A-4: After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.</p> <p>A-5: A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.</p> <p>Therefore, the project, as mitigated, will not create a significant aesthetic impact as a result of the proposed project.</p>					
II. AGRICULTURE RESOURCES: Would the proposal:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on					X

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?					
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	1,3				X
Comments: a) – c) No Impact: The proposed project will be on a privately owned property that is not zoned for agricultural purposes. No agricultural resources are present on the project site. The site is zoned for institutional use, and is not in conflict with the Williamson Act. As such, there would be no impact and no further analysis is required.					
III. AIR QUALITY. Would the proposal:					
a) Conflict with or obstruct the implementation of any applicable air quality plan?	1,6				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	6		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	6		X		
d) Expose sensitive receptors to substantial pollutant concentrations?	6		X		
e) Create objectionable odors affecting a substantial number of people?	6		X		
Comments: a) No Impact: The proposed project site is within the South Coast Air Basin (SCAB), which is in the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD establishes the Air Quality Management Plan (AQMP) for the SCAB, which sets forth a comprehensive program that will lead the SCAB					

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>into compliance with all federal and State air quality standards. However, the SCAB is an area of non-attainment for Federal air quality standards for ozone, carbon monoxide, and suspended particulate matter. The proposed project would be an expansion to an existing development, within an existing urban area. This project is consistent with the local land use plans. Additionally, the project does not include any new residential development, housing, or large local or regional employment centers, nor is it growth-inducing. As such, it is appropriate to conclude that the proposed project is in compliance with the current AQMP. Therefore, impacts would be less than significant and no further analysis would be required.</p> <p>b), c), d) & e) Potentially Significant Unless Mitigation Incorporated: As a result of the proposed construction and grading activities, limited short-term air quality impacts may occur throughout the construction process. Pollutants resulting from the construction of the project will be negligible on a local and regional basis, as no objectionable odors are expected to emanate from the site that would adversely affect site visitors or nearby residents. Further, although the proposed project would be adjacent to single-family residences, construction emissions are considered a temporary nuisance that would end following construction completion. Although there are short-term air quality impacts as a result of construction, in order to ensure that air quality standards are up held, the following mitigation measures have been imposed:</p> <p>AQ-1: Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; • All active portions of the construction site shall be watered to prevent excessive amounts of dust; • All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour; <p>AQ-2: Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
shall be responsible for ensuring that contractors comply with this measure during construction.					
<p>AQ-3: Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Directory of Public Works. Measures shall include provisions for property maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p>					
<p>AQ-4: During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p>					
<p>AQ-5: Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> • The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use. 					
IV. BIOLOGICAL RESOURCES. Would the proposal:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or US Fish and Wildlife Service?	8				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	8				X
	8				X

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	8				X
e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?	8				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	8				X
<p>Comments:</p> <p>a) - f) No Impact: The project site is located in a developed area of the City or Rancho Palos Verdes. The area is not located in or adjacent to the City's Natural Communities Conservation Plan (NCCP) habitat preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, the area is unlikely to be inhabited by species identified as candidates or as sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service. The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the resource agencies. Further, the project site is not located within federally-protected wetlands (as defined by Section 404 of the Clean Water Act) and no special-status animals or habitats are known to exist on or directly adjacent to this property.</p> <p>Therefore, there would be no impact to biological resources and no further analysis is required.</p>					
V. CULTURAL RESOURCES. Would the proposal:					
g) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?	1				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the	10				X

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State CEQA Guidelines?					
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	10				X
d) Disturbed any human remains, including those interred outside of formal cemeteries?	12, 13			X	
<p>Comments:</p> <p>a) No Impact: According to the City's General Plan, the subject site is not located within or identified as an archaeologically sensitive area. There are no existing structures or facilities that would be considered a historical resource as defined in §15064.5 of the State CEQA Guidelines. Therefore, there would be no impact and no further assessment would be required.</p> <p>h) No Impact: There are no known archeological or historical resources on the project site. It is not anticipated that any cultural resources would be found at the project site since the project is in a fully developed neighborhood. As such, there will be no impact and no further assessment is required.</p> <p>i) No Impact: The project site is located in a fully developed neighborhood. As such, it is unlikely that the presence of unique paleontological resources exist. Further, no unique geologic features exist on the subject property and it is unlikely to contain material of paleontological value. Therefore, there is no impact and no further analysis is required.</p> <p>j) Less than Significant Impact: No formal cemeteries are known to have occupied the proposed project area. However, human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code. Measures required by the Public Resources Code would ensure that this impact remains less than significant by ensuring appropriate examination, treatment, and protection of human remains. Impacts would be less than significant and no further assessment is required.</p> <p>As such, the environmental impacts of the proposed project with respect to air quality are expected to be less than significant to no impact, and no further analysis is required.</p>					
VI. GEOLOGY AND SOILS. Would the proposal:					
a) Expose people or structure to potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	5, 14				X

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State Geologist for the area or based on other substantial evidence of a known fault?					
ii) Strong seismic ground shaking?	15			X	
iii) Seismic-related ground failure, including liquefaction?	5			X	
iv) Landslides?	4			X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	4		X		
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?			X		
e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?					X

Comments:

- a) (i)(ii)(iii)(iv) **Less than Significant Impact to No Impact:** The project site is not located within an Alquist-Priolo special study zone. According to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, the site is not located within an earthquake-induced landslide zone or liquefaction zone. Therefore, potential impacts are less than significant and no further assessment is required.
- b) **Less than Significant Impact** The project would involve 30,688 cubic yards of grading. Of the total grading quantity, 19,694 cubic yards will be exported. A majority of the grading would accommodate the construction of the new sanctuary and a basement in the proposed administration building. Soil erosion during construction will be controlled using conventional on-site methods. Removal of topsoil during construction, outside of the grading associated with the new sanctuary and basement, is expected to be very minor. Further, the applicant will be required to submit an Erosion Control Plan to the Building Official for approval, prior to issuance of Building Permits. Additionally, the applicant will be required to provide measures for consistency with the City's National Pollutant Discharge Elimination System (NPDES) permit and provide Best Management Practice measure as required through the Building and Safety Department.
- c) – d) **Potentially Significant Unless Mitigation Incorporated:** In general, the City regulates development (and reduces geologic impacts) through the requirements of the California Building Code that are subject to the Municipal Code, including, but not limited to, Section 15.04.010, [California] Building Code and Section

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<p>15.04.040, Building Code Amended – Seismic Safety Requirements. As much of the Palos Verdes Peninsula is underlain by soils characterized as expansive, appropriate construction plans would be reviewed by the City’s Building Official for consistency with current building codes and erosion control standards, as well as for consistency with the City’s National Pollutant Discharge Elimination System (NPDES) permit. Nonetheless, due to the expansive soils common on the peninsula, the City Geologist may require submittal of a geotechnical report prior to the construction of, and grading for the new sanctuary, parking lot and related grading. In order to ensure that there will be no risk from expansive soil or from liquefaction, the following measures have been added:</p> <p>GS-1: The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on field assessment of the site.</p> <p>GS-2: The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.</p> <p>k) No Impact: The proposed project would not include the use septic tanks or alternative wastewater disposal systems. No impacts are related to soils supporting septic tanks are relevant and no further assessment is required.</p>					
<p>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:</p>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1, 3				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	16				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a					X

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public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	1				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	7				X
<p>Comments:</p> <p>a), b), c), d), e), f), g), & h) No Impact: The proposed project will not result in the transportation, use, or disposal of hazardous materials. In terms of wildland fires, according to the Los Angeles County Fire Department's map of Fire Hazard Severity Zones, the entire City is located within a Very High Wildland Fire Hazard Severity Zone. Implementation of the project will not result in impacts that expose people or structures to a significant loss, injury or death involving wildland fires. Although the proposed project includes a major remodel to the existing St. John Fisher school and the addition of a new preschool, the proposed construction does not include the production or emission of hazardous materials, substances or waste. Further, no public or private airstrip is located within two miles of the project site; and the project will not interfere with applicable emergency response plans or emergency evacuation plans. As such, there will be no environmental impacts resulting from project and no further assessment is required.</p>					
VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:					
a) Violate any water quality standard or wastewater discharge requirements?			X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?					X
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or					X

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siltation on- or off-site?					
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?	12				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	12				X
j) Inundation by seiche, tsunami, or mudflow?					X
<p>Comments:</p> <p>a) Potentially Significant Unless Mitigation Incorporated: The proposed project includes the demolition of 10,329 square feet of the existing facilities and the construction of 34,406 square feet of new building area. Additionally, the project would include 30,688 cubic yards of grading (19,694 cubic yards of cut and 10,994 cubic yards of fill, or re-compaction). Although the project involves new construction and grading, the majority of the proposed work will be conducted within areas of the property that are already improved with a parking lot or paved area. A small amount of grading is proposed on the existing slope at the northwest corner of the subject property to accommodate new stairs and a handicap ramp to the new sanctuary. Additionally, the proposed project will be required to be in compliance with existing National Pollutant Discharge Elimination System (NPDES) requirements, provide Best Management Practices for the construction process and submit a drainage report for review and approval by the Building Official. In order to ensure that the proposed project will be in compliance with water quality standards and wastewater discharge requirements during and after construction, the following mitigation measures have been added:</p>					

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<p><u>HWQ-1):</u> The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.</p> <p><u>HWQ-2):</u> The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p> <p><u>HWQ-3):</u> The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p> <p>b) No Impact: The proposed project does not involve the construction of any facilities which would require the use of groundwater supplies. Additionally, as the majority of the proposed project will be located in areas of the property that are currently impervious, construction improvements will not interfere with groundwater recharge. Further, the project is not significantly redirecting water flows or creating large areas of impervious surfaces. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and no further analysis would be required.</p> <p>c) No Impact: The proposed construction of the project would not alter any drainage patterns. The majority of the proposed construction and grading will occur on areas of the property that are currently developed with structures or paved areas. Further, the proposed grading would follow the existing contours found throughout the site. Temporary and/or minor changes to the existing drainage pattern of the area due to construction of the proposed buildings and parking lot would be minimal and would not substantially alter the existing drainage pattern of the proposed project site or area in such a way that it would result in substantial erosion or siltation on- or off-site. As such, the project will not result in significant impacts and no further analysis would be required.</p> <p>d) – f) No Impact: The subject property is currently developed and the majority of new construction will occur on the existing impervious areas of the lot and the proposed grading will result in contours that match and follow the exiting contours found on-site. Therefore, the proposed project will not substantially alter the existing drainage pattern of the site. Further, the subject project would not substantially increase runoff rates to surrounding areas or storm water drainage systems. As such, there are no impacts and no further assessment is required.</p> <p>g), h) No Impact: The project does not include additional housing. In terms of flooding, according to the preliminary revised flood maps prepared by FEMA, the site does not fall within a flood hazard area. As such, no impacts would occur and no further assessment is required.</p> <p>i) No Impact: The proposed project is not within a dam inundation area and is not identified as a flood hazard area. As such, there is no impact and no further analysis is required.</p> <p>j) No Impact: The project site is not subject to a seiche or tsunamis due to its distance from the ocean. The</p>					

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potential for mudflow would not be any greater than what currently exists on the hillsides at the rear of the property. As such, there is no impact and no further assessment is required.					
IX. LAND USE AND PLANNING. Would the proposal:					
a) Physically divide an established community?	1,4				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,4				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,4,10				X
<p>Comments:</p> <p>a) – c) No Impact: The project involves the construction of a new sanctuary and other buildings associated with the St. John Fisher school (see project description) at the corner of Crest and Crenshaw. The subject property is 9.2 acres in size and provides ample space for the proposed construction. Additionally, the proposal is consistent with the City's General Plan and Zoning Ordinance, which designates the subject property as Institutional. The project is consistent with the intent of the Zoning Ordinance, which allows for religious and educational uses in areas zoned Institutional. Further, the project site is not included in the City's Natural Communities Conservation Plan (NCCP) preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, there is no impact and no further analysis is required.</p>					
X. MINERAL RESOURCES. Would the proposal:					
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	1				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	1				X

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<p>Comments:</p> <p>a) & b) No Impact: According to the Natural Environment Element of the General Plan, areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone between 1948 and 1959. However, these quarries are not situated on the project site. This General Plan Element further states that there are no mineral resources present within the community that would be economically feasible for extraction. Further, no land use plan delineates the site as a locally important mineral resource recovery site. Therefore, there is no impact and no further assessment is required.</p>					
<p>XI. NOISE. Would the proposal result in:</p>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1,4		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	1, 4			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
<p>Comments:</p> <p>a), b), & c) Potentially Significant Unless Mitigation Incorporated: In order to control excessive noise and vibration, the City has adopted an Environmental Protection Ordinance. The main goal of the City's environmental ordinance is to protect surrounding and nearby properties and persons from environmental</p>					

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<p>nuisances and to set limits on adverse environmental effects created by the development of land. The Applicant would be required to adhere to the provisions of Chapter 17.56 of the Rancho Palos Verdes Municipal Code, which states that "it is unlawful to carry on construction, grading or landscaping activities or to operate heavy equipment except between the hours of seven a.m. and seven p.m. Monday through Saturday." Further, construction activities are not permitted on Sundays. Aside from this regulation, the City does not have noise level standards established in either the General Plan or by local ordinance. Although the project includes the installation and operation of a bell tower with a chime schedule, the bells would ring on a set schedule, intermittently throughout the day. The proposed bells are scheduled to ring on the following dates and times: Monday through Saturday at 8:00 AM, 12:00 PM, 5:05 PM and 6:00 PM; and Sunday at 8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM. While the bells will be audible, the sound from the bells would occur for a relatively short period of time. Furthermore, most of the bell rings would occur during the hours when heavy construction is permitted between 7:00 AM and 7:00 PM. Therefore, operation of the project site as a church and school would not result in generation of noise that would produce excessive and/or ambient noise levels and is considered less than significant in terms of ambient noise generated on-site and in the surrounding neighborhood.</p> <p>On a short-term basis, noise generated by the implementation of the project may result in negligible impacts to the environment resulting from human interaction, manual labor and small machine equipment. As for long-term impacts, the proposed project will not contribute to the increase of on-site noise. The improvements are intended to provide an expansion of the facilities to the existing site. The project would not generate or expose persons to excessive ground-borne vibration or produce substantial permanent increase in ambient noise levels. However, as the project is proposed to be phased over a period of time to be determined by the Planning Commission, short-term construction mitigation measures have been incorporated as follows:</p> <p>N-1: Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:</p> <ul style="list-style-type: none"> • Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices. • Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, a well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints. • The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the 					

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<p>contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> • Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. <p>d) Potentially Significant Unless Mitigation Incorporated: The proposed project will generate temporary construction noise. The noise levels associated with the proposed construction will vary depending on the particular type, number and duration of use of various pieces of construction equipment. As the project will generate construction related noise, the following mitigation measures have been added:</p> <p>N-2: Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p>N-3: During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p>N-4: Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p>N-5: There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p> <p>e) No Impact: The proposed project would not be located within an airport land use plan or within two miles of a public airport. No further analysis is required.</p> <p>l) No Impact: The propose project would not be located within the vicinity of a private airstrip. Therefore, there is no impact and no further analysis is required.</p> <p>Therefore, with the implementation mitigation measures, the environmental impacts resulting from the proposed project , with respect to noise, will be less than significant.</p>					
<p>XII. POPULATION AND HOUSING. Would the proposal:</p>					

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a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	3				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	3				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	3				X
<p>Comments:</p> <p>a) No Impact: The proposed project will not induce a substantial amount of population growth in the area. The project does not include the construction of new homes or the subdivision of lots. In fact, there will be a reduction in living quarters as the existing rectory will be demolished and the convent will be converted into living quarters for the priests'. Further, the project does not include the extension or expansion of roads or other forms of infrastructure typically developed to support new development. It is important to note, the proposed project is subject to the City's Affordable Housing requirements set forth in Section 17.11.140 of the RPVMC, which requires nonresidential projects of a certain size to address affordable housing as part of their project. The proposed project will be required to comply with said section of the code prior to issuance of a certificate of occupancy for any structures. Therefore, there would be no impact and no additional assessment is required.</p> <p>b) & c) No Impact: The subject property is currently developed with rectory and convent, however the convent is no longer in use. As such, the proposed project would not displace any housing and there is no impact. No additional assessment is required.</p>					
<p>XIII. PUBLIC SERVICES. Would the proposal result in:</p>					
<p>a) Substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:</p>					
i) Fire protection?				X	
ii) Police protection?					X

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iii) Schools?					X
iv) Parks?					X
v) Other public facilities?					X
<p>Comments:</p> <p>a) (i)(ii)(iii)(iv) & (v) Less than Significant Impact to No Impact: The structures will incorporate interior fire suppression devices required by the Los Angeles County Fire Department and will be constructed in accordance with applicable fire codes; thus, the project presents minimal risk of fire. The level of use is not expected to increase as a result of the proposed project, and there will be no impact on police protection services. Lastly, the project will not generate additional population, and there will be no impacts to schools parks or other public facilities. As such, there will be no environmental impacts associated with the proposed project.</p>					
XIV. RECREATION. Would the proposal:					
a) Increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?					X
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					X
<p>Comments:</p> <p>a) & b) No Impact: The proposed project will not increase the use of parks or other recreational facilities, as the project will not result in any new residents. As such, there will be no impact and no further assessment is required.</p>					
XV. TRANSPORTATION/TRAFFIC. Would the proposal:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?	17			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion	17			X	

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management agency for designated roads or highways?					
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	17				X
e) Result in inadequate emergency access?					X
f) Result in inadequate parking capacity?	17, 18			X	
g) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X

Comments:

- a) **Less than Significant Impact:** The project site is located at the southeast corner of Crest Road and Crenshaw Boulevard, a four-way stop-controlled intersection. According to the traffic study prepared for the project, and reviewed by the City's Traffic Engineer, the study intersection (Crest Road and Crenshaw Boulevard) and nearby roadway segments (Crenshaw Boulevard, north of Crest Road and Crest Road, west of Crenshaw Boulevard) are operating at acceptable levels of service (LOS D or better) during peak hours for both weekday (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) and Sunday conditions (8:00 AM to 12:00 PM). Further, the traffic study states that under "existing with ambient growth and project" conditions, the proposed St. John Fisher project is not expected to significantly impact the study locations beyond the threshold limits required by the City for review. As such, impacts would be less than significant.
- b) **Less than Significant Impact:** The traffic analysis included trip generations for a number of close-by developments, near the intersections of Crenshaw Boulevard and Deep Valley Drive and Crenshaw Boulevard and Silver Spur Road, for the purpose of studying "existing with ambient growth and cumulative projects". These projects are considered large projects for the neighborhood and include condos, retail, flats, townhomes and medical offices. According to the traffic study, which was reviewed by the City's Traffic Engineer, the proposed project is not expected to significantly impact the study locations beyond the thresholds mandated by the City. As such, impacts would be less than significant.
- c) **No Impact:** The proposed project would not result in air traffic patterns. Therefore, there would be no impact and no further analysis is required.
- d) **No Impact:** The existing property is currently improved with two ingress/egress driveways that are situated more than 300 feet from the intersection of Crest Road and Crenshaw Boulevard. The project would maintain the existing driveways in their current locations. Thus, there would be no impact and no further assessment is

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>required.</p> <p>e) No Impact: The project has been reviewed by the Land Use department of the Los Angeles County Fire Department. The applicant has provided all necessary measures required by the Fire Department (pedestrian stair access with knock box and lock, hammerhead turn-outs, fire hydrants and adequate driveway widths) resulting in adequate emergency access (vehicular and pedestrian) to various areas of the property. As such, the project will not result in inadequate emergency access and there is no impact.</p> <p>f) Less than Significant Impact: The existing property has a total of 359 parking spaces and 0 loading spaces. Of this existing amount, 227 spaces are dedicated for everyday use and 132 spaces are utilized for overflow parking. The project proposal includes the elimination of the overflow parking area to accommodate the new sanctuary. The existing parking area along the south property line would be reconfigured to accommodate 331 everyday parking spaces and 3 loading spaces. According to the parking tables, the highest number of parking spaces necessary to accommodate potential vehicles during the highest peak hour of operation (10:00 AM to 12:00 PM on Sundays) for the entire property (all uses) would be 331 parking spaces. As such, the proposed project will not create an inadequate parking capacity for the project site and proposed uses based on the expected highest peak hour of campus use. Therefore, impacts to the existing parking will be less than significant.</p> <p>g) No Impact: The proposed project will have no impact on any adopted policies, plans, or programs supporting alternative transportation projects, including existing bus stops.</p>					
<p>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X

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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X
<p>Comments:</p> <p>a), - g) Less than Significant Impact to No Impact: Although there may be a minimal increase in wastewater and water usage as a result of the project, it will not exceed the capacity of existing infrastructure or require the construction of new treatment facilities or new entitlements to serve the subject property. The property owner will be required to provide adequate site drainage to the existing storm drainage system through street outlets or underground drains, and comply with NPDES standards and requirements. Additionally, the Applicant will be required to obtain approvals from CalWater for water supply connections and Los Angeles County Sanitation for sewer connections. Lastly, the property owner and developer are required to comply with all applicable federal, state and local statutes and regulations related to solid waste. As such, there will be less than significant impacts with respect to utilities and service system issues.</p>					
17. MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X
<p>Comments: As described in the above analysis, the proposed St. John Fisher Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of major periods of California history. No endangered, threatened, or sensitive biological resources, historic structures, or known cultural resources are located within the project site. No adverse impact will result.</p>					
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the				X	

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effects of other current projects, and the effects of probable future projects)?					
<p>Comments: The proposed project may have impacts that are individually limited, but these impacts will not be cumulatively considerable in the context of the entirety of the St. John Fisher property and existing facilities. The site is developed with many buildings including an exiting sanctuary that is proposed to be converted to a gymnasium, exiting classrooms and offices, two residential quarters (one that will be demolished due to non-use) and a recreational hall. Additionally, the traffic analysis, which was reviewed by the City's Traffic Engineer, noted that the level of service for traffic flow will not be significantly impacted. Cumulative impacts resulting from the proposed project would be less than significant and no further analysis would be required.</p>					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
<p>Comments: The impacts resulting from the proposed project would be less than significant. Although the residents of houses that border the St. John Fisher property may have a slight increase in noise from users, the project would not create any substantial hazards or subject people to substantial risks related to health and safety. As such, impacts would be less than significant and no further analysis is required.</p>					
<p>18. EARLIER ANALYSES.</p>					
<p>Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following items:</p>					
<p>a) Earlier analysis used. Identify earlier analyses and state where they are available for review.</p>					
<p>Comments: Not applicable</p>					
<p>b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.</p>					
<p>Comments: Not applicable</p>					
<p>c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.</p>					

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Comments: The following is a list of mitigation measures applied to the St. John Fisher Master Plan: Revision, Remodel and Expansion project, as described below:

Aesthetics

A-1: If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.

A-2: If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.

A-3: Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.

A-4: After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.

A-5: A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.

Air Quality

AQ-1: Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- All active portions of the construction site shall be watered to prevent excessive amounts of

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<p>dust;</p> <ul style="list-style-type: none"> • All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour; <p>AQ-2: Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p> <p>AQ-3: Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Directory of Public Works. Measures shall include provisions for property maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p> <p>AQ-4: During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p> <p>AQ-5: Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> • The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use. 					

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<u>Geology and Soils</u>					
<p><u>GS-1:</u> The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on a field assessment of the site.</p>					
<p><u>GS-2:</u> The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.</p>					
<u>Hydrology and Water Quality</u>					
<p><u>HWQ-1:</u> The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.</p>					
<p><u>HWQ-2:</u> The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p>					
<p><u>HWQ-3:</u> The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p>					
<u>Noise</u>					
<p><u>N-1:</u> Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:</p> <ul style="list-style-type: none"> • Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices. • Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, a well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints. • The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a 					

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<p>complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> • Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. <p>N-2: Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p>N-3: During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p>N-4: Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p>N-5: There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p>					
<p>Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i>, 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i>, 222 Cal. App. 3d 1337 (1990).</p>					
<p>19. SOURCE REFERENCES</p>					
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California: as amended through August 2001.				
2	City of Rancho Palos Verdes, <u>General Plan Housing Element</u> . Rancho Palos Verdes, California: adopted August 2001.				
3	City of Rancho Palos Verdes, <u>Development Code and Zoning Map</u> (Municipal Code Titles 16 and 17).				

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	Rancho Palos Verdes, California: as amended through August 2004.				
4	City of Rancho Palos Verdes, <u>Landslide Moratorium Area Map</u> and regulations (Municipal Code Chapter 15.20). Rancho Palos Verdes, California: as amended through April 2004				
5	State of California, Division of Mines and Geology, <u>Official Maps of Seismic Hazard Zones</u> . Sacramento, California: March 1999.				
6	South Coast Air Quality Management District, <u>CEQA Air Quality Handbook</u> . Diamond Bar, California: November 1993.				
7	Los Angeles County Fire Department, <u>Very High Wildland Fire Hazard Severity Zones</u> (map). Los Angeles, California: undated (probably January 1985).				
8	City of Rancho Palos Verdes, <u>Final Draft Natural Communities Conservation Plan (NCCP) and Preserve Design</u> . Rancho Palos Verdes, California: July 2004.				
9	Los Angeles County Department of Regional Planning, <u>SEA Update Study 2000</u> , November 2000.				
10	City of Rancho Palos Verdes, <u>Archaeological Resources Map</u> . Rancho Palos Verdes, California: undated				
11	Rancho de Los Palos Verdes Historical Society and Museum, <u>Dedicated Historical Sites on the Palos Verdes Peninsula</u> (map). Palos Verdes Estates, California: 1993.				
12	Federal Emergency Management Agency (FEMA), <u>Digital Flood Insurance Rate Map for Los Angeles County, 2001</u> .				
13	California Public Resources Code http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc&codebody=&hits=20 , accessed on August 22, 2007.				
14	Department of Conservation, CA Geological Survey, Cities and Counties Affected by Alquist-Priolo Fault Zones. http://www.consrv.ca.gov/CGS/rghm/ap/affected.htm , website accessed August 22, 2007.				
15	Southern California Earthquake Data Center (SCEC), http://www.data.scec.org/faults/lafault.html , website accessed August 22,2007.				
16	State of California, Department of Toxic Substance Control, <u>Hazardous Waste and Substances Site List (Cortese List)</u> , as revised through September 2005.				
17	<u>Traffic Study for St. John Fisher Church</u> , Prepared by KOA Corporation: December 21, 2007.				
18	<u>Parking Tables for St. John Fisher Church</u> , Prepared by Hyndman and Hyndman, January 2008.				

**P.C. RESOLUTION
ST. JOHN FISHER MASTER PLAN
CASE NO. ZON2007-00492**

P.C. RESOLUTION NO. 2008-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES APPROVING CASE NO. ZON2007-00492 (CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT, SIGN PERMIT, AND ENVIRONMENTAL ASSESSMENT), TO ESTABLISH A MASTER PLAN FOR THE ST. JOHN FISHER CHURCH AND SCHOOL PROPERTY INCLUDING THE CONSTRUCTION OF 32,426 SQUARE FEET OF NEW BUILDING AREA, THE DEMOLITION OF 10,329 SQUARE FEET OF EXISTING FACILITIES, A REMODEL OF 26,544 SQUARE FEET, A TOTAL OF 30,688 CUBIC YARDS OF ASSOCIATED GRADING AND A NEW MONUMENT SIGN ATTACHED TO THE NEW SANCTUARY FOR THE PROPERTY AT 5448 CREST ROAD, LOCATED AT THE SOUTHEAST CORNER OF CREST ROAD AND CRENSHAW BOULEVARD.

WHEREAS, on April 23, 1985, the Planning Commission approved Conditional Use Permit #96, thereby allowing the construction of a new social/meeting hall (Barrett Hall); and,

WHEREAS, on July 22, 1986, the Planning Commission approved Conditional Use Permit #96 – Minor Revision, thereby allowing the construction of a 121 square foot trellis over an existing sun deck, located above the garage of the church rectory; and,

WHEREAS, on January 11, 1994, the Planning Commission approved, with condition, Variance #116 and Conditional Use Permit #96 – Revision “B”, thereby allowing the construction of a 36’-6” tall elevator for access to the lower level meeting room, a 1,004 square foot expansion of the existing sanctuary and a 50’-0” tall bell tower and bells with a 15’-0” tall cross affixed to the top of the tower, for a maximum overall height of 65’-0”; and,

WHEREAS, on February 7, 1994, the applicant submitted a letter to the Planning, Building and Code Enforcement Department stating that the proposed tower and bells were eliminated from Conditional Use Permit #96 – Revision “B” due to funding restrictions and, as a result, would not be constructed; and,

WHEREAS, on February 11, 1997, the Planning Commission approved, with conditions, Conditional Use Permit, #96 – Revision “C”, thereby allowing the construction of 3,189 square feet, in two phases, to provide 10 elementary school classrooms; and,

WHEREAS, on October 5, 2007, Hyndman and Hyndman, representing St. John Fisher Church and School, submitted Case No. ZON2007-00492 including applications for a Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit, Sign Permit and Environmental Assessment, for the subject property at 5448 Crest Road; and,

WHEREAS, on October 29, 2007 the project was deemed incomplete by Staff pending the submittal of additional information on the project plans and review and

approval from the Fire Department, City Traffic Consultant, City Geologist and City's National Pollution Discharge Elimination System (NPDES) Consultant; and,

WHEREAS, on April 29, 2008, upon submittal of all required information, the project was deemed complete by Staff; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 *et. seq.* ("CEQA"), the State's CEQA Guidelines, California Code of Regulation, Title 14, Section 15000 *et. seq.*, the City's Local CEQA Guidelines, and Government Code Section 65962.5(f) (Hazardous Waste and Substances Statement), the City of Rancho Palos Verdes prepared an Initial Study and determined that, with appropriate mitigation, there is no substantial evidence that the approval of ZON2007-00492 would result in a significant adverse effect upon the environment and, therefore, a Mitigated Negative Declaration has been prepared and notice of same was given in the manner required by law; and,

WHEREAS, on May 31, 2008, a public notice was mailed to 102 property owners who reside within a 500-foot radius of 5448 Crest Road (St. John Fisher) and concurrently published a public notice in the *Peninsula News*; and,

WHEREAS, on June 4, 2008, a Mitigated Negative Declaration was circulated to the County Recorder for a posting and comment period of at least twenty (20) days and circulated to all appropriate public agencies for comments; and,

WHEREAS, after notice issued pursuant to the requirements of the Rancho Palos Verdes Development Code and CEQA, the Planning Commission held a duly noticed public hearing on June 24, 2008, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on June 24, 2008, the Planning Commission continued the item to the July 22, 2008 Planning Commission meeting to allow time for the applicant to address concerns with the height of the proposed sanctuary and steeple and provide clarification on the methodology used to determine the number of provided parking spaces; and,

WHEREAS, on July 2, 2008 the applicant submitted modified plans and updated information to Staff; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on July 22, 2008, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on July 22, 2008, the Planning Commission continued the item to the September 23, 2008 Planning Commission meeting to allow time for the applicant to consider providing a sound study to determine if any significant impacts would result from the proposed bells, a shadow study to determine if the height and/or scale of the sanctuary would create any significant impacts to surrounding properties, a copy of St. John Fisher's

recent parking counts, further clarification on the applicant's parking analysis and consideration from the applicant to provide additional parking on high peak days; and,

WHEREAS, on September 23, 2008, the Planning Commission held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence; and,

WHEREAS, on September 23, 2008, the Planning Commission conceptually approved Case No. ZON2007-00492 and directed Staff to bring back the appropriate resolutions with Conditions of Approval; and,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The site is adequate in size and shape to accommodate the intended use and implementation of the Project, as the site measures 399,804 square feet (9.2 acres), the majority of the site is relatively flat (less than 5% slope) and is large enough to accommodate the construction of a new sanctuary, administration building, art room, library, a new preschool, ancillary offices and storage area, and the elements of the Master Plan comply with the general development standards of the RPVMC. Additionally, the proposed parking and parking analysis was reviewed and determined to be adequate by the City's consulting Traffic Engineer.

Section 2: The site for the proposed uses relates to streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use as a traffic impact study, which was reviewed and approved by the City's Traffic Engineer, indicates that the increase in trip generation that would be caused by the Project is negligible and would not require mitigation as a result of the proposed Project. Further, a parking analysis was reviewed and approved by the City's Traffic Consultant whereby the highest number of parking spaces necessary to accommodate potential vehicles during the highest peak hours of operation for the entire property would be 331 parking spaces. Therefore, the Planning Commission hereby concludes that, as conditioned, the off-street parking that is proposed for the Project will be adequate to accommodate the uses that are conducted on site, even during the days and hours of peak use.

Section 3: There will be no significant adverse effect on adjacent property or the permitted use thereof because mitigation measures have been incorporated that reduce the potential impacts of the Project on Aesthetics, Air Quality, Geology and Soils, Hydrology and Water Quality, and Noise to an insignificant level. Further, additional conditions have been incorporated into the design of the Project that reduce to an insignificant level the potential impacts of the institutional use and related buildings on adjacent properties and the residents thereof. In that regard, a study was conducted to determine if the height of the proposed building and steeple will cast a shadow over adjacent residential properties. The conclusion of that study was that because of the size and configuration of the subject property, the height of the structures will not cast shadows on adjacent properties. Residents in the community also raised concerns about potential impacts that would be caused by the installation of bells within the steeple that will ring

periodically. After having heard the sound of the proposed bells, and imposing conditions that will regulate the time of day when the bells can be rung, and limiting the number of times and the duration of the ringing, the Planning Commission hereby finds that, as conditioned, the bells will not cause a significant adverse impact upon adjacent properties.

Section 4: The proposed Project is consistent with the General Plan's Institutional land use designation of the site, and with the types of land uses permitted within the Development Code's Institutional zoning district as the General Plan states that "*the City shall encourage the development of institutional facilities to serve the political, social and cultural needs of its citizens.*"

Section 5: Conditions have been imposed to protect the health, safety and general welfare, which include setback and buffers, lighting, vehicular ingress and/or egress, landscaping, maintenance of structures, and other conditions, as identified in Exhibit "B," which is attached hereto and incorporated herein by this reference.

Section 6: The proposed grading is necessary for the implementation of the Project and the associated construction for the permitted primary use of the lot due to the size of the lot (9.2 acres) and the fact that a majority of the proposed grading will occur within the developed portions of the property.

Section 7: The proposed grading and/or related construction would not significantly adversely affect the visual relationships with nor views from the viewing area of neighboring properties as a majority of the existing grade elevations will be maintained between grade elevation 1219' and 1222', which are heights that do not interfere with the visual relationships with, nor views from, the viewing area of neighboring properties.

Section 8: The proposed grading minimizes disturbances to the natural contours and the finished contours are reasonably natural, as all grading will include blending man-made or manufactured slopes into the natural topography.

Section 9: The grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through the removal of vegetation as there is no evidence of natural landscape or wildlife on the property or within the surrounding neighborhood.

Section 10: The grading application is consistent with the purpose and intent of the Section 17.76.040, since it provides for the reasonable development of the parcel with an institutional use.

Section 11: Approval of the grading permit will not constitute a special privilege with limitations upon other properties in the vicinity as the surrounding neighborhood is inundated with hillside properties that utilize retaining walls and grading techniques. Further, the subject property has an existing pad area that will be maximized to accommodate the new construction in the connection with the Project.

Section 12: The proposed grading will not be detrimental to the public safety, nor to other properties as the City's geotechnical consultant will be required to approve a soil engineering report for the grading and retaining walls. Further, all structures and retaining walls will be required to be engineered to meet the requirements of the building code.

Section 13: The proposed grading is acceptable as the maximum height of cut and/or fill of remedial grading was determined by a geology and soils report submitted by the applicant and approved "in-concept for planning purposes" by the City's Geologist.

Section 14: The minor exception to allow three combination walls to exceed 6'-0" from the highest elevation is necessary to avoid inconsistencies with the general intent of Title 17 of the RPVMC as there will be greater than 30" of fall adjacent to the neighboring properties and other areas of the subject property. The applicant will be required to construct a guardrail or fence on top of the proposed retaining walls to protect the safety of people on the subject property and adjacent properties.

Section 15: The minor exception is warranted as the height of the combination wall will not be detrimental to the public safety and welfare as the fence on top of the proposed retaining walls provide a safety barrier for people between the subject lot and the neighboring properties to the south and east as well as for the play area for the students and pedestrians in the parking lot.

Section 16: The minor exception is warranted as the line of sight over or through the fences is adequate for safety and the walls do not significantly impair a view from the viewing area of an adjacent parcels as there are no views over the site that are enjoyed from the viewing areas of adjacent parcels.

Section 17: The minor exception permit is warranted as the proposed combination walls will be located outside of the intersection visibility triangle.

Section 18: The minor exception permit is warranted as the retaining portion of the combination walls do not exceed the grading limits set forth in Section 17.76.040 of the RPVMC.

Section 19: The proposed signs are consistent with the sign standards of the City's Development Code and, accordingly, are approved for that reason.

Section 20: Any interested person aggrieved by this decision or by any portion of this decision may appeal to the City Council. Pursuant to Sections 17.02.040(C)(1)(g) of the Rancho Palos Verdes Municipal Code, any such appeal must be filed with the City, in writing, setting forth the grounds of the appeal and any specific actions requested by the appellant, and accompanied by the appropriate appeal fee, no later than fifteen (15) days following October 14, 2008, the date of the Planning Commission's final action.

Section 21: For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other records of proceedings, the Planning Commission of the City of Rancho Palos Verdes hereby conditionally approves a

Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit (Planning Case No. ZON2007-00492) for the establishment of a Master Plan for the St. John Fisher Church and School property including: 32,426 square feet of new building area for a new sanctuary, preschool, administration building, library, art room, storage area, storage garage and offices; demolition of 10,329 square feet, including the existing rectory, youth building and offices; remodel 26,544 square feet of existing building area, including existing offices, classrooms, converting the existing convent into a new rectory and converting the existing sanctuary into a new gymnasium; a total of 30,688 cubic yards of grading, including 19,694 cubic yards of raw cut and 10,994 cubic yards of raw fill, resulting in 8,700 cubic yards of exportation; and a new monument sign, attached to the sanctuary, at the corner of Crest and Crenshaw, located at 5448 Crest Road, subject to the conditions of approval in the attached Exhibit 'B', which is incorporated herein by this reference.

PASSED, APPROVED, and ADOPTED this 14th day of October 2008 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

RECUSALS:

Stephan Perestam
Chairman

Joel Rojas, AICP
Director of Planning, Building and
Code Enforcement; and, Secretary
to the Planning Commission

Exhibit "B"
Conditions of Approval
Case No. ZON2007-00492
(Conditional Use Permit #96 – Revision "D", et. all.)

GENERAL

1. All mitigation measures contained in the approved Mitigation Monitoring Program contained in P.C. Resolution No. 2008-__ for the Mitigated Negative Declaration, shall be incorporated into the implementation of the proposed Project and adhered to, and are incorporated herein by reference.
2. The proposed Project, including site layout, the building and appearances, and signage throughout the site, shall be constructed and maintained in substantial compliance with the plans reviewed and approved by the Planning Commission on October 14, 2008, and stamped APPROVED by the City with the effective date of the Notice of Decision.
3. The Conditions of Approval contained herein shall be subject to review and modifications, as deemed necessary and appropriate by the Planning Commission, six (6) months after issuance of a final Certificate of Occupancy for the sanctuary to review the applicant's compliance with the conditions of approval, and if the conditions are accomplishing their intended purposes. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090. At that time, the Planning Commission may add, delete, or modify the conditions of approval as deemed necessary and appropriate. As part of the six month review, the Planning Commission shall consider the on-site lighting, parking conditions, circulation patterns and the hours of operation for the uses permitted on-site, in addition to other concerns raised by the Commission and/or interested parties. If necessary, the Planning Commission may impose more restrictive standards and conditions to mitigate any impacts resulting from the operation of the Project.
4. The Director of Planning, Building and Code Enforcement is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Otherwise, all other modifications shall be subject to review and approval by the Planning Commission.
5. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.

6. Prior to the submittal of plans into Building and Safety plan-check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts or any other temporary or permanent improvements within the public rights-of-way.
7. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
8. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the appropriate development and operational standards of the City's Municipal Code.
9. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code.
10. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
11. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or fixtures.
12. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.
13. All mechanical equipment, whether roof-mounted or ground-mounted, shall be adequately screened to the extent practicable from other properties and/or public rights-of-way.
14. The project applicant shall maintain, in good condition, two access driveways. One access driveway shall be maintained from Crest Road and a second access driveway shall be maintained from Crenshaw Boulevard.

Project Description

15. This approval establishes a Master Plan (St. John Fisher Master Plan) for the St. John Fisher property located at 5448 Crest Road. The approved Master Plan identifies a combined total of 32,426 square feet of new building area for a new

sanctuary, preschool, administration building, library, art room, storage area, storage garage and offices, 10,329 square feet of existing facilities to be demolished, including offices, a youth building and the existing rectory along the north property line, and 26,544 square feet of the existing facilities to be remodeled, including converting the existing convent into a new rectory, converting the existing sanctuary into a new gymnasium and remodeling existing classrooms and offices.

16. The approved St. John Fisher Master Plan allows for the following additions to the property:

⇒ A new 17,000 square foot sanctuary (to replace the existing 15,402 square foot sanctuary) to be located at the northwest corner of the subject property. The sanctuary also includes a 900 square foot basement for the housing of mechanical equipment. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'-0" at the northeast end of the structure to 43'-0" at the southwest. In addition, the new sanctuary will include a steeple, at the west end of the structure, with a maximum height of 60'-0" to the top of the steeple and 74'-0" to the top of the cross which will be affixed to the top of the steeple.

⇒ A new 9,788 square foot administration building (7,488 square foot first floor and 2,300 square foot basement); and

⇒ A 1,074 square foot addition for the creation of a new two-classrooms for the preschool; and

⇒ A new 1,289 square foot art room at the northwest corner of the existing classrooms; and

⇒ A new 1,217 square foot school library at the northeast corner of the existing classrooms; and

⇒ A 304 square foot expansion to Barrett Hall for storage area; and

⇒ A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new rectory (previously a convent); and

⇒ A 400 square foot addition north of the existing music room to accommodate two (2) new offices.

17. The style and exterior materials of the proposed buildings shall be consistent with the architectural plans presented to and approved by the Planning Commission on October 14, 2008.

Lighting

18. Exterior lighting shall be in compliance with the standards of Section 17.56.040 of the Rancho Palos Verdes Development Code and as identified and conditioned in the Certified Mitigated Negative Declaration.
19. All exterior lighting shall be arranged and shielded as to prevent direct illumination of surrounding property and to prevent distraction of drivers of vehicles on public rights-of-way. Luminaries shall be of low-level, indirect and diffused type.
20. No one light fixture shall exceed 1,200 watts and the light source shall not be directed toward or result in direct illumination of an adjacent parcel of property or properties other than that upon which such light source is physically located. All exterior lighting shall be arranged and shielded so as to prevent direct illumination of abutting properties and to prevent distraction of drivers of vehicles on public rights-of-way.
21. No building-mounted outdoor lighting shall be permitted where the light source or fixture is mounted more than sixteen (16) feet above grade, as measured from grade, adjacent to the building.
22. All outdoor lighting, including all outdoor illuminated signs, shall be turned off by 10 P.M. Monday through Sunday, except for lighting used for security and lighting of the sanctuary on Christmas Eve, which shall be turned off by 2 A.M. The applicant shall provide the Planning Department with a lighting plan for review and approval by the Planning Director that indicates the lights that will remain lit throughout the evening for security.
23. After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of the proposed sanctuary and parking lot, the developer shall request that the City conduct an inspection of the site to ensure that there is no spill-over of light onto adjacent properties. A trial period of six (6) months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening or reduction in intensity of any light that has been determined to be excessively bright.

Grading and Drainage

24. This approval allows a total of 30,688 cubic yards of grading with the following quantity breakdown:
 - a. 19,694 cubic yards of excavation
 - b. 10,994 cubic yards of fill
25. Stockpiling of earthwork shall be limited to a maximum of 200 cubic yards in any given area, shall not be stockpiled on the property for more than a period of six (6)

months, and the applicant shall adequately screen the visibility of all stockpiles to the extent practicable from the public right-of-way, as determined by the City's Building Official.

26. A maximum of 8,700 cubic yards of excavation is permitted for export.
27. The applicant is allowed to construct a total of five (5) retaining walls as described below:
 - a. A combination wall along the east property line, adjacent to the existing driveway, shall not exceed a maximum height of 11'-6",
 - b. A combination wall along the west side of the existing driveway, accessed from Crest Road (maximum height of 11'-6"),
 - c. A combination wall to accommodate new parking along the south property line (maximum height of 11'-6"),
 - d. A new retaining wall, just north of the proposed parking lot (maximum height of 7'-6",
 - e. An 8'-0" tall retaining wall between the proposed gymnasium and new sanctuary for a columbarium.
28. The applicant shall install wrought-iron or aluminum decorative fencing for all proposed combination walls. The wrought-iron or aluminum fencing shall be constructed in a manner by which not less than eighty (80%) of the vertical surface is open to permit the transmission of light, air or vision through said surface in a horizontal plane, as described in the development code definition for a "fence" pursuant to the RPVMC.
29. Construction of buildings is prohibited on extreme slopes (35% or greater slope).

Parking

30. Only the following uses which are listed in the approved parking analysis that was approved by the Planning Commission on October 14, 2008, shall be allowed to be constructed on the St. John Fisher property. These uses will generally take place in the following structures:
 - Sanctuary (assembly space)
 - Elementary School (classrooms)
 - Preschool (classrooms)
 - Administrative Building (office space)
 - School Library
 - Barrett Hall (assembly space)
 - Parish Activity Center/Gymnasium (assembly space)
 - Fireside Room (assembly space)

- Multi-purpose room (assembly space)
 - Rectory (single-family residential)
 - K-8 Religious education (in existing structures)
31. All facilities, activities and/or uses on the St. John Fisher property shall be operated in such a manner so as not to create simultaneous demand for maximum on-site parking requirements that would exceed 331 spaces Monday through Friday and 392 parking spaces (331 regular spaces and 61 seasonal/peak parking spaces) Saturdays, Sundays and religious holidays. If an activity or use is proposed that would create a demand for more than 331 parking spaces, a Special Use Permit shall be required.
 32. The project applicant shall provide and maintain at all times a minimum of 331 parking spaces as depicted in the Planning Commission approved site plan. If an event or activity is proposed that would occupy more than 25% of the 331 required parking spaces, a Special Use Permit shall be required.
 33. Of the 331 required parking spaces, 265 standard parking spaces shall be provided, which meet the minimum dimensions set forth in Section 17.50 of the RPVMC (9' width by 20' depth).
 34. Of the 331 required parking spaces, a maximum 66 compact parking spaces are permitted, provided the spaces meet the minimum dimensions set forth in Section 17.50 of the RPVMC (8' width by 15' depth).
 35. In addition to the required 331 parking spaces, the applicant shall provide a minimum of 3 loading spaces, which shall meet the minimum dimensions set forth in Section 17.50 of the RPVMC (10' width by 20' depth with 14' clearance).
 36. In addition to the required 331 parking spaces, the property owner shall maintain 61 additional seasonal/peak parking spaces for overflow parking. The seasonal/peak parking spaces shall not be used on days when St. John Fisher Elementary School or Preschool are in session.
 37. The seasonal/peak parking areas shall be planted and maintained with turf that is wear-resistant.
 38. The seasonal/peak parking spaces shall meet the minimum dimensions and requirements for standard parking spaces (9' width by 20' depth) and compact parking standards (8' width by 15' depth). A maximum of 20% of the seasonal/peak parking spaces may be dedicated for compact parking.
 39. The seasonal/peak parking areas shall be located in the areas depicted on the Planning Commission-approved site plan. Specifically, a minimum of 61 seasonal/peak parking spaces shall be located in the turf area just south of Barrett Hall and the courtyard area north of Barrett Hall, south of the existing classrooms.
 40. Throughout all phases of demolition, construction and grading, the applicant shall

make reasonable efforts to maintain the 331 required parking spaces. However, at a minimum, the property owner shall maintain a minimum of 290 non-seasonal/peak parking spaces for the sanctuary at all times during construction.

41. No overnight parking or storage of vehicles associated with construction shall be permitted in the public right-of-way during construction.

Building Heights and Square Footage

42. The new sanctuary shall not exceed a maximum footprint of 17,000 square feet with a 900 square foot basement beneath the main floor. The new sanctuary shall not exceed a maximum height of 15'-0" at the northeast end of the structure and 60'-0" at the top of the steeple and 74'-0" at the top of the cross at the west end of the structure. The sanctuary shall be setback a minimum of 57'-0" from the west street-side property line along Crenshaw Boulevard and 62'-0" from the north street-side property line along Crest Road.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

SETBACK CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO POURING OF FOOTINGS.

BUILDING HEIGHT CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ROOF FRAMING/SHEETING INSPECTION.

43. The new administrative building, along the west side of the existing school, shall not exceed a maximum footprint of 7,488 square feet. Additionally, a 2,300 square foot basement beneath the main floor shall be permitted. The new administrative building shall not exceed a maximum height of 26'-0", as measured from lowest adjacent grade.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL

FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

Phasing

44. Installation of any temporary modular buildings shall require a Special Use Permit during all phases of the St. John Fisher Master Plan.
45. The proposed St. John Fisher Master Plan is broken up into two main phases as described below. If within one year of the final effective date of the Notice of Decision, the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Phase One below, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director. All elements of the approved Master Plan that are not submitted as described in Phase One and Phase Two below, shall require additional future review and approval through the CUP process and additional CEQA review. Phase One and Phase Two are described as follows:
 - a. Phase One: Phase One includes the construction of the new sanctuary, remodel of the existing sanctuary into a gymnasium/parish activity center, construction of a new parking lot, demolition of the existing rectory and youth building on the east side of the property, remodel/conversion of existing convent into rectory and site work that will not be impacted by future phase construction. The Planning Entitlements for all construction described under "Phase One" shall remain in full force and effect for a maximum of one (1) year from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans have been submitted to Building and Safety for plan check.
 - b. Phase Two: Phase Two includes the construction of the new administration building, remodel the existing administration building into meeting rooms, construction of a new preschool, library, and art room and remaining site work associated with phase two construction. The Planning Entitlements for all construction described under "Phase Two" shall remain in full force and effect for a maximum of five (5) years from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans for the final phase of construction have been submitted to Building and Safety for plan check.

Affordable Housing Requirement

46. The property owner and/or applicant shall provide affordable housing as required by Section 17.11.140(A) (Affordable Housing) of the RPVMC prior to issuance of the first Certificate of Occupancy associated with the St. John Fisher Master Plan,

unless the applicant demonstrates to the satisfaction of the Director of Planning, Building and Code Enforcement that they are exempted from such requirement pursuant to the exemptions described in Section 17.11.140(B) of the RPVMC.

Landscaping

47. A Landscape Plan shall be submitted to the City and approved by the City's Landscape Consultant prior to issuance of a Building Permit or Grading Permit. The proposed landscaping shall include landscaping to substantially screen the new sanctuary from neighboring properties and the surrounding rights-of-way to the extent practicable. The landscaping plan shall also indicate the species, growth rate and maximum heights of all proposed trees.
48. The applicant shall retain a majority of the existing mature trees located along the west street side property line, along Crenshaw Boulevard. Included in the Landscape Plan identified in Condition No. 46, the applicant shall submit a Tree Retention Plan indicating which existing trees will be removed and which trees will be maintained in a thriving manner along Crenshaw Boulevard. Said plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of grading permits or building permits.
49. All landscaping at the corner of Crest and Crenshaw Boulevard shall be planted and installed prior to issuance of Certificate of Occupancy of the new sanctuary to the satisfaction of the Director of Planning, Building and Code Enforcement.
50. Trees provided for screening of the new sanctuary at the corner of Crest Road and Crenshaw Boulevard shall consist of non-deciduous trees and shall be reviewed and approved by the City's Landscape Consultant.
51. All existing trees that are not affected by the proposed construction, shall be maintained in a thriving manner.
52. Landscaping shall be provided and maintained along south property line, adjacent to the parking lot. In the event the required landscaping is destroyed and/or removed, the property owner shall either install a 5'-0" tall masonry wall along the south property line or restore the landscaping to adequately screen the parking lot from the residential neighborhood to the south, as determined by the Director of Planning, Building and Code Enforcement.

Bell Schedule

53. The carillon bells are permitted to ring on the following days and times only:
 - a. Monday through Saturday at 8:00 AM, 12:00 PM, and 6:00 PM; and
 - b. Either shortly before or at the commencement of Sunday Masses, for a maximum of six (6) times, not before 8:50 AM or after 6:00 PM; and
 - c. Christmas Eve Masses, but at no time before 7:00 AM or after 6:00PM; and

- d. Before Weddings, but at no time before 7:00 AM or after 6:00PM; and
 - e. After Funerals, but at no time before 7:00 AM or after 6:00PM; and
 - f. the following Holy Days: 1) The Assumption of the Blessed Mother (August 15), 2) All Saints Day (November 1), and 3) The Immaculate Conception (December 8), but at no time before 7:00 AM or after 6:00PM.
54. The carillon bells shall not chime for more than a period of 60 seconds at each allotted time.
 55. The speakers for the carillon bells shall face the interior of the lot and shall not directly face any adjacent residential properties.
 56. The speakers for the carillon bells shall not exceed a maximum height of 16'-0", as measured from grade, adjacent to the location of the bells on the sanctuary.
 57. The speakers for the carillon bells shall be setback a minimum of 110'-5" from any property line, as noted on the approved project plans.
 58. The speakers for the carillon bells shall only be used for the sounding of bells at the approved times.
 59. No later than two (2) months after installation of the carillon bells, the Planning Commission shall review the impacts of the carillon bells to assess the effectiveness of the Conditions of Approval in minimizing the impacts of the bells to neighboring properties. To address this concern, the applicant will be required to submit a Trust Deposit to cover the cost of a City-Approved Noise Consultant to measure the decibel rating of the carillon bells and prepare a report that will be presented to the Planning Commission. At that time, the Planning Commission may add, delete or modify any of the respective conditions of approval or may prohibit the use of bells if the Commission determines that the imposed conditions are not effective in minimizing sound effects to neighbors. Said modifications shall not result in substantial changes to the design of the sanctuary or other ancillary structures. Notice of said review hearing shall be published and provided to owners of property within a 500-foot radius of the subject site, to persons requesting a notice, to all affected homeowner associations and to the property owner in accordance with the RPVMC. The Planning Commission may require such subsequent additional reviews, as the Planning Commission deems appropriate.

Signs

60. The signage on the subject property shall be subject to the following conditions:
 - a) One major wall sign at the corner of Crest Road and Crenshaw Boulevard, attached and parallel to the proposed building façade of the new sanctuary.
 - b) The maximum sign area shall not exceed a maximum of 75 square feet (63

square feet proposed).

Indemnification

61. The owner of the property upon which the project is located shall hold harmless and indemnify City, members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency official, (collectively, "Indemnitees"), from any claim, demand, damage, liability, loss, cost or expense, including but not limited to death or injury to any person and injury to any property, resulting from willful misconduct, negligent acts, error or omissions of the owner, the applicant, the project operator, or any of their respective officers, employees, or agents, arising or claimed to arise, directly or indirectly, in whole or in part, out of, in conjunction with, resulting from, or related to the construction or the operation of the project approved by this resolution.

62. The applicant shall defend, with counsel satisfactory to the City, indemnify and hold harmless the City and its agents, officers, commissions, boards, committees and employees from any claim, action or proceeding against the City or its agents, officers, commissions, boards, committee or employees, to attach, set aside, void or annul this resolution or one or more of the approvals set forth in this resolution. Alternatively, at the City's election, the City may choose to defend itself from any claim, action or proceeding to attack, set aside, void or annul this resolution or one or more of the approvals set forth in this resolution. In that case, the applicant shall reimburse the City for all of its costs, including attorney fees, arising from such claim, action or proceeding. The obligations set forth in this condition include the obligation to indemnify or reimburse the City for any attorney fees that the City becomes obligated to pay as a result of any claim, action or proceeding within the scope of this condition.

The City shall promptly notify the applicant of any claim, action or proceeding within the scope of this condition and the City shall cooperate fully in the defense of any such claim or action.

Source Reduction and Recycling

63. Prior to issuance of any Certificate of Occupancy, the applicant shall prepare and submit to the Director of Public Works for review and approval a comprehensive Integrated Waste Management Plan (Plan) that addresses source reduction, reuse and recycling. The Plan shall include a description of the materials that will be generated, and measures to reduce, reuse and recycle materials, including, but not limited to, beverage containers, food waste and office waste. The Plan shall also incorporate grass cycling, composting, mulching and xeriscaping in ornamental landscaped areas. It is the City's intention for the project to meet Local and State required diversion goals in effect at the time of operation. The specifics of the plan shall be addressed by the applicant at the time of review by the Director of Public

Works.

64. Prior to issuance of any building and/or grading permits, an approved Construction and Demolition Materials Management Plan (CDMMP) shall be prepared and submitted to the Director of Public Works for approval. The CDMMP shall include all deconstruction, new construction, and alterations/additions. The CDMMP shall document how the Applicant will divert 75% of the existing on-site facility for reuse. The Plan shall address the parking lots, concrete walkways, and other underground concrete structures. The Plan shall also identify measures to reuse or recycle building materials, including wood, metal, and concrete block to meet the City's diversion goal requirements as established by the State Integrated Waste Management Act. In no case shall the plan propose to recycle less than the state mandated goals as they may be amended from time to time.
65. Prior to issuance of any Certificate of Occupancy, a Construction and Demolition Materials Disposition Summary (Summary) shall be submitted to the Director of Public Works upon completion of deconstruction and construction. The Summary shall indicate actual recycling activities and compliance with the diversion requirement, based on weight tags or other sufficient documentation.
66. Where possible, the site design shall incorporate the use of recycled building materials and the re-use of on-site demolition debris.
67. The project site design shall incorporate areas for collection of solid waste with adequate space for separate collection of recyclables.

Miscellaneous

68. The access stairs and ramp at the corner of Crest and Crenshaw shall only be installed if required by the California Building Code or Fire Department.
69. Prior to issuance of building permits and/or grading permits, the property owner shall submit final geotechnical and soils reports to the City for review and approval by the Building Official and the City's Geotechnical Consultant. All conditions specified in the approved geotechnical and soils reports shall be incorporated into the project.
70. Prior to the issuance of a building and/or grading permit from the City's Building and Safety Division, the applicant shall obtain NPDES approval from the City's NPDES consultant.
71. Prior to issuance of demolition, building, and/or grading permits, a construction haul route plan shall be submitted and approved by the City's Public Works Department.
72. The speakers attached to the existing sanctuary that is proposed to be remodeled into a new Parish Activity Center/Gymnasium shall be removed prior to issuance of

a building permit or grading permit.

73. Evening use of the Parish Activity Center/Gymnasium and/or Barrett Hall shall not be permitted after 9:00 PM Sundays through Thursdays and 10:00 PM on Fridays and Saturdays without the review and approval from the Director of Planning, Building and Code Enforcement of a Special Use Permit.
74. The Parish Activity Center/Gymnasium shall not be used by unaffiliated sports leagues of which St. John Fisher is not a member.

ADDITIONAL PUBLIC CORRESPONDENCE

September 30, 2008
Ms. Leza Mikhail, Assistant Planner
City of Rancho Palos Verdes Planning Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

RE: Conditional Use Permit, Grading Permit, Environmental Assessment
Sign Permit, Minor Exception Permit
Case No. ZON2007-00492
Request for Edits on Conditions of Approval

2611 S. Coast Hwy 101,
Ste 200,
Cardiff, CA 92007

www.hyndman-hyndman.com

(760) 634-2595
Phone

(760) 634-0285
Fax

Dear Leza,

Please find attached the church's requested edits for your consideration in finalizing the conditions of approval for the St. John Fisher project. We have redlined the suggested edits and are hopeful that staff and the city attorney will be open to our requests as we feel they fit the project uses and criteria more appropriately. The following serves to summarize the thoughts behind the conditions where we have requested more substantive edits.

- Our proposed changes to condition 21 reflect that Sheets A0.0 and A0.9 make up the parking analysis. Our changes also add references to activities that will take place in various structures on site to conform to the language of the master plan.
- As discussed at the last hearing, we propose modifying condition 22 to conform to the language used in condition 5 of the original CUP from 1985, which dealt with the same subject (parking).
- We propose modifying condition 27 (restricting the use of overflow parking when school is in session) to track the language of the applicable code section and avoid unintended consequences. For example, we deleted the last sentence (that would have prohibited the use of the overflow parking during weekdays) because Christmas, for example, may fall on a weekday. The point is that we do not intend to use the overflow parking when the school is in session.
- We propose modifying condition 32 to extend the commencement of Phase Two to seven years from the final effective date of the Notice of Decision to allow additional time for fundraising. Additionally, we propose to limit the environmental review to the only item that has the potential to change over this time period which is traffic due to changing cumulative impacts from other projects that cannot be anticipated now.
- We propose changes to the condition 38 pertaining to the use of the carillon bells to prevent certain unintended consequences – for example, in the event St. John Fisher changes its Mass schedule. No increase in frequency or ringing schedules prior to, or later than, the previously specified limits are proposed.

**St. John Fisher Letter on Conditions of Approval
Hyndman & Hyndman 9/30/08**

- We propose deleting condition 39 (restricting the duration of the carillon sound) because the sound study establishes that the electronic carillon recording will have a minimal impact on nearby homeowners.
- We propose two changes to condition 44. The first allows for a more reasonable time period to assess the impact of the bells. The second makes sure that only the affected property owners will receive notice of a hearing on the City-Approved Noise Consultant's review. We feel there is a need to define "affected" homeowners by those that can hear the bells or claim to hear the bells.

Please let me know if you have any questions regarding the enclosed.

Very truly yours,

Shelly Hyndman, Hyndman & Hyndman Architects

Cc; Msgr. David Sork, St. John Fisher Church

Attachments: Proposed Edits Conditions of Approval



St. John Fisher Master Plan
CUP #96 – Revision “D”, Grading Permits, Minor Exception Permit and Sign Permit
Case No. ZON2007-00982
Draft Conditions of Approval

Comments by Applicant St. John Fisher appear in red.

General Conditions

1 – 12. No proposed changes

Project Description

13. This approval establishes a Master Plan (St. John Fisher Master Plan) for the St. John Fisher property located at 5448 Crest Road. The approved Master Plan demolishes a combined total of 10,329 square feet of existing facilities including offices, a youth building and the existing rectory along the north property line. In addition, the Master Plan shows 26,544 square feet of the existing facilities to be remodeled, including converting the existing convent into a new rectory, converting the existing sanctuary into a new gymnasium and remodeling existing classrooms and offices.

14. The approved St. John Fisher Master Plan allows for the following additions to the property:

- A new 17,000 square foot sanctuary (to replace the existing 15,402 square foot sanctuary) to be located at the northwest corner of the subject property. The sanctuary also includes a 900 square foot basement for the housing of mechanical equipment. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15’-0” at the northeast end of the structure to 43’-0” at the southwest. In addition, the new sanctuary will include a steeple, at the west end of the structure, with a maximum height of 60’-0” to the top of the steeple. The proposal includes the installation of ~~speakers~~ non-functioning bells in the steeple and the operation of recorded carillon bells (with speakers located on the adjacent low roof structure as designated on the planning commission approved plans).
- A new 9,788 square foot administration building (7,488 square foot first floor and 2,300 square basement); and
- A 1,074 square foot addition for the creation for the creation of a two-classroom preschool; and
- A new 1,289 square foot art room at the northwest corner of the existing classrooms; and
- A new 1,217 square foot school library at the northeast corner of the existing classrooms; and
- A 304 square foot expansion at Barrett Hall for storage area; and

- A new 454 square foot garage at the southeast corner of the property, adjacent to the priests' new rectory (previously a convent); and
- A 400 square addition north of the existing music room to accommodate two (2) new offices.

Lighting

15. No proposed changes.

Grading and Drainage

16-17. No proposed changes.

18. The applicant is proposing a total of ~~five (5)~~four (4) retaining walls as described below:

- A combination wall along the east property line, adjacent to the existing driveway, which will exceed an allowed height of 8'-0" and will reach a maximum height of 11'-6",
- A combination wall along the west side of the existing driveway, accessed from Crest Road (proposed maximum height of 11'-6"),
- A combination wall to accommodate new parking along the south property line (proposed maximum height of 11'-6"),
- A new retaining wall, just north of the proposed parking lot (maximum height of 7'-6"),
- ~~A new garden wall to accommodate a new walkway from the corner of Crest and Crenshaw to the new sanctuary and~~—this wall was omitted with redesign of grading and landscape on corner
- An 8'-0" tall retaining wall between the proposed gymnasium and new sanctuary for a columbarium.

19. The applicant shall install wrought-iron or decorative aluminum fencing for all proposed combination walls. The wrought-iron or decorative aluminum fencing shall meet the code definition for "fence" pursuant to the RPVMC. (Leza: See Sheet A2.8, which shows the details and notes re decorative aluminum fencing pattern and color.)

20. No proposed changes.

Parking

21. ~~Only~~The uses and activities referred to ~~listed~~ in the parking analysis per sheets A0.0 and A0.9 shall be allowed to operate on the St. John Fisher property. These uses and activities ~~are~~ will generally take place in the following structures:

- Sanctuary (~~assembly space~~)

- Elementary School
- Preschool
- Administrative Building Offices
- School Library
- Barrett Hall Complex (assembly space)
- ~~Gymnasium~~ Parish Activity Center/gymnasium (assembly space)
- ~~Fireside Room~~ (assembly space)
- Multi-purpose room (assembly space)
- Rectory (single-family residential)
- K-8 Religious education (in existing structures)

22. ~~On Saturdays and Sundays, the only uses that are permitted to operate concurrently are the sanctuary and religious education classes. All other uses are not permitted to be utilized during mass times or within a half an hour before or after mass.~~ The Church facilities shall be operated in such a manner so as not to create simultaneous demand for maximum parking requirements that would exceed 392 spaces on site (which includes 61 seasonal/peak parking spaces pursuant to RPVMC Section 17.50.040, subsection I).

23. The project applicant shall provide a minimum of 331 parking spaces as depicted in the Planning Commission approved site plan.

24. Of the 331 required parking spaces, 265 standard parking spaces shall meet the minimum dimensions set forth in Section 17.50 of the RPVMC (9' width by 20' depth) with planters allowed as shown on the approved site plan.

25-26. No proposed changes.

27. In addition to the required 331 parking spaces, the property owner shall maintain 61 additional seasonal/peak parking spaces for required overflow parking on a periodic basis, such as seasonal or once a week. The seasonal/peak parking spaces ~~Said parking shall not be used on days on which the St. John Fisher Elementary School is in session. during school operating hours or one hour before school and two hours after school. Specifically, seasonal parking shall not be used Monday through Friday, between the hours of 7:00 AM and 6:00 PM.~~

28. The seasonal/peak parking areas shall be planted and maintained with turf that is wear-resistant.

29. No proposed changes.

Building Heights and Square Footage

30. The new sanctuary shall not exceed a maximum footprint of 17,000 square feet with a 900 square foot basement beneath the main floor. The new sanctuary shall not exceed a maximum height of 15'-0" at the northeast end of the structure and 60'-0" at the

top of the steeple and 74'-0" at the top of the cross at the southwest end of the structure. The sanctuary shall be setback a minimum of 57'-0" from the west street-side property line along Crenshaw Boulevard and 62'-0" from the north street-side property line along Crest Road.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

SETBACK CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO POURING OF FOOTINGS.

BUILDING HEIGHT CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ROOF FRAMING/SHEETING INSPECTION.

31. The new administrative building, along the west side of the existing school, shall not exceed a maximum footprint of 7,488 square feet. Additionally, a 2,300 square foot basement beneath the main floor shall be permitted. The new administrative building shall not exceed a maximum height of 26'-0", as measured from the lowest adjacent grade.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

~~**BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.**~~

Phasing

32. The proposed St. John Fisher Master Plan is broken up into two main phases as described below. If within one year of the final effective date of the Notice of Decision, the applicant has not submitted an application for a building permit for the approved project or not commenced the approved project as described in Phase One and Phase Two

below, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director. Phase One and Phase Two are described as follows:

- Phase One: Phase One includes the construction of the new sanctuary, remodel of the existing sanctuary into a gymnasium/parish activities center, construction of a new parking lot, demolition of the existing rectory and youth building on the east side of the property, remodel/conversion of the existing convent into rectory and site work that will not be impacted by future phase construction. The Planning Entitlements for all construction described under “Phase One” shall remain in full force and effect for a maximum of one (1) year from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans have been submitted to Building and Safety for plan check.
- Phase Two: Phase Two includes the construction of the new administration building, remodel of the existing administration building into meeting rooms, construction of a new preschool, library, and art room and remaining site work associated with phase two construction. The Planning Entitlements for all construction described under “Phase Two” shall remain in full force and effect for a maximum of ~~five (5)~~ seven (7) years from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans for the final phase of construction have been submitted to Building and Safety for plan check. If Phase Two construction is not commenced within seven (7) years but prior to (10) years from the final effective date of the Notice of Decision, the applicant shall only be required to submit an updated traffic study for review and approval.

Affordable Housing Requirement

33. No proposed changes.

Landscaping

34. A landscaping plan shall be submitted to the City and approved by the City’s Landscape Consultant prior to issuance of a Building Permit or Grading Permit. The proposed landscaping shall indicate how the landscaping will ~~substantially~~ partially screen the new sanctuary from neighboring properties and the surrounding rights-of-way consistent with the planning commission approved plans.

35-36. No proposed changes.

37. The applicant shall retain a majority of the existing mature trees located along the west street side property, along ~~Crest Road~~ Crenshaw Boulevard.

Bell Schedule

38. The carillon bells are permitted to ring on the following days and times and in connection with the following worship services ~~only~~:

- Monday through Saturday at 8:00 AM, 12:00 PM, and 6:00 PM (the Angelus Bells); and
- Shortly before or at the commencement of daily, Saturday and Sunday Masses; at ~~8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM~~ and
- Christmas Eve Masses (but not the Midnight Mass); and
- Christmas; and
- ~~Easter ; and~~
- Weddings; and
- Funerals; and
- The following ~~three~~ **4 Holy Holidays** days: 1) ~~Christmas (December 24-25), 2) The Assumption of the Blessed Mother (August 15), 23) All Saints Day (November 1), and 34) The Feast of Immaculate Conception (December 8)~~

~~39. The carillon bells shall not chime for more than a period of 60 seconds at each allotted time.~~

40-43. No proposed changes.

44. No later than ~~two (2)~~ six (6) months after installation of the carillon bells, the Planning Commission shall review the impacts of the carillon bells to assess the effectiveness of the Conditions of Approval in minimizing the impacts of the bells to neighboring properties. To address this concern, the applicant will be required to submit a Trust Deposit to cover the cost of a City-Approved Noise Consultant to measure the decibel rating of the carillon bells and prepare a report that will be presented to the Planning Commission. At that time, the Planning Commission may add, delete or modify any of the respective conditions of approval or may prohibit the use of bells if the Commission determines that the imposed conditions are not effective in minimizing sound effects to neighbors. Said modifications shall not result in substantial changes to the design of the sanctuary or other ancillary structures. Notice of said review hearing shall be published and provided in accordance with the RPVMC to owners of property within a 500-foot radius of the subject site and to all persons or property owners who notify the city that they can hear the bells from their property and are interested in receiving the public notices for these hearings. ~~all affected homeowner associations and to the property owner in accordance with the PRVMC~~ The Planning Commission may require such subsequent additional reviews, as the Planning Commission deems appropriate.

Dear Leza

To follow up on our conversation yesterday, I wanted to jot down a few of my thoughts so you can consider them or discuss them with Mr. Rojas or Ms. Lynch.

Construction Issues: I want to reiterate that many of the concerns I have are with respect to safety, which you had acknowledged had been a theme of my earlier letters. I also believe, as I mentioned in my first letter, that the applicant, and really any applicant should not be allowed to pass off costs to its neighbors, that it should rightfully bear.

In Page 24 of the original staff report there is a discussion of the duration of the silhouetting for the project:

“The applicant stressed concerns with the requirement to provide the silhouette for the sanctuary and administration building for an extended period of time as it would affect the every-day operation of the St. John Fisher School and could potentially cause a safety hazard due to the height of the silhouette story poles if they were to fall onto the property or adjacent public rights-of-way.”

I believe it was Lisa Counts who described the silhouetting period as “a safety nightmare for the school” at the Sunday Open House.

The applicant is choosing to keep its school open during construction which will arguably result in continued safety nightmares. Construction sites are known to be dangerous, and the applicant is the best person to evaluate and control the issue of how to safely operate its plant during construction. It knows the everyday operation, City personnel will not be present supervising, and I doubt the applicant would welcome any such outside interference.

The City (and its residents) should not have to bear the cost of any injuries or accidents that result to school children, parishioners, construction workers, or passers by. The City should require the Applicant **defend and indemnify** it in the event of any lawsuit. I was surprised that this is not commonly done by this City, especially on anything other than a small residential project. It is very likely that if an injury is severe enough a lawsuit will ensue and the City will be named. Regardless of the ultimate outcome costs to defend the suit will be incurred. The residents should not have taxpayer money spent to defend the lawsuit (if outside counsel is required) or add an unnecessary burden to the City Attorney, when the Applicant was in a better position to anticipate and prevent the accident in the first place.

In addition, the Applicant is certainly savvy enough to purchase insurance to protect itself. The City should be an additional named insured on any policy of insurance the Applicant has, and any policy its Contractor or subcontractors have. This is really not uncommon, and affords the City and its residents some of the protection they should have.

Parking during construction is also a potential issue. During the grading period for the sanctuary the dirt will have to be stored somewhere on the site. Materials and equipment will also have to be stored on site. To the extent parking spaces are unusable on Sunday, street parking will occur. I drove the Crest and Crenshaw streets to estimate the distance for parallel parking. There is less than a mile of linear feet. That is further reduced by fire hydrants, corner safety turning issues, Island View and Church driveways, and Valley View Road. In addition at least 20% of that is used currently on Sundays near Del Cerro Park for users of the trail. It apparently takes about 26 lineal feet to parallel park a car (Wikipedia) and the most street parking available on Sundays without encroaching into Valley View, Island View or even Del Cerro would be in the neighborhood of 120 spaces (if everyone parked close). The streets Island View and Del Cerro, and Valley View Road have no sidewalks and cannot accommodate two way traffic if cars are parked on either side of the road. People in the neighborhoods take walks, ride bikes and even have to safely pull out of their driveways on Sunday mornings. There should be some provision that the Church must keep clear and usable at least 200 parking spaces or in the alternative provide an experienced parking attendant (not just a parishioner to direct traffic). Alternatively they can have an actual written agreement with the Daughters of Mary and Joseph on file with the City, or provide some kind of park and ride system used at events on the Peninsula (Whale of a Day, the PV Music Festival etc.) I know the 330 figure is close to what is required for the Church plant, but it is under the 359 they are required to have under the current CUP.

The Applicant should also remind parishioners not to park on Valley View Road or in Island View or Del Cerro for that matter. Having a child at Ridgecrest, I know it is certainly possible to make such announcements and is thought (at least by Pat Corwin) to be the neighborly thing to do. He is always stressing the importance of being a good neighbor in dropping off and picking up students. The success he has may be in question on any given day, but at least he tries.

With respect to daily traffic, even the single day weekday study by the applicant showed 1100 trips to the stop sign at Crest and Crenshaw from the South. Everyone needs to get to where they are going. The haul times of 9:00 to 4:00 specified in the MND certainly recognize that and hopefully will alleviate a lot of the potential inconvenience. The MND however still allows parking of trucks on the streets after 7 AM. That parking will make it harder for people to turn left out of Island View (since it could block their view to the North) and it will also make it harder to exit Valley View Road and even the applicant's driveway if it blocks the

view to the South. Further there are two lanes on Crenshaw at the stop sign, but parking equipment there will effectively eliminate one lane going North. This intersection is crowded in the mornings. The turn lane into the applicant's property just recently had a no U-turn sign because people on Crest turn onto Crenshaw going South to make a U-turn and go North rather than wait at the stop sign on Crest. To impede the ability to use the Island View exit on Crenshaw does not make sense when it will just result in people coming out on Crest and adding to the congestion at the stop sign. It would be helpful not to allow street parking before 9 AM consistent with the allowed hauling time.

I think it should also be clear that no construction equipment or trucks be parked overnight (and perhaps after dusk on the street. This is a danger to the neighbors given the dense fog in the area. Adding this can only add to the safety and really burdens no one.

To allow neighbors to plan for construction delays there should either be a website updated daily to let people know if their drive times are likely to be effected. Perhaps something similar to the list serve could be made available, and the in Homeowners Associations could pass that information onto everyone interested in having it. A sign on the premises is not really the most effective way to pass on this information, and having the information could avoid the inconvenience.

Other Conditions: I do understand and appreciate your comments about the concern about over conditioning a project. However this is an essentially residential neighborhood and the Code and General Plan recognize special considerations and accommodations may have to be made when an Institutional Use abuts a residential use. In the long run there are other potential problems with a few aspects of this project:

Noise: I know that the General plan indicates noise above 35-45 decibels will disturb a sleeping person and decibels between 50-60 decibels makes it difficult to carry on quiet conversation. It seems that regardless of what the DUDEK report states, you can still take the Plan and Code into account when setting the initial decibel level for the bells. I understand the bells will be reviewed after 2 months, but is there any harm at setting the initial level below what will make quiet conversation difficult. Is there any harm at setting it so the sound will not wake the people who work at night and sleep later than 8AM. Is it not possible to have the bells play at such a level so the sound is not more than 35 decibels at the applicant's the property line.

Lighting: I am skeptical that the lighting in the applicant's plan will remain at the level it is at with respect to lighting the cross. Although the architect stated it was 70 watts she did not take into account the multiplier of 4.9 for the type of light used. And I think they will seek more. I want to be sure enough is done to insure there is no spillover of light off the applicants property line and there is no glare

onto the neighboring properties. I think the lighting should be handled like the noise, through the Planning commission and a City approved lighting Consultant. Although an institutional area is limited to a 1200 watt fixture by code, the light should be less bright when most of your neighbors are trying to sleep at night.

I would appreciate if you could consider having the flood lights turned off perhaps by 10PM or 10:30 except on Easter Vigil and Christmas Eve when the sanctuary is in use.

Landscaping: I don't know what the criteria will be used for "substantial" screening of the sanctuary by the landscaping, but I would like to suggest that perhaps a year after the planting there could be a review of this by the Planning Commission. More importantly, I am concerned that when this phase is coming to a close, there may have been cost overruns or perhaps significant pledges that did not come through as anticipated. I understand the General Contractor may guarantee to build at the price—but that guarantee only works if the Contractor can stay solvent. The bottom line is if the money runs out or gets tight, the landscaping and the screening cannot be where sacrifices are made and shortfalls taken. The neighbors should get the screening, even if parishioners have to be the ones to wait longer for something else, if it can't be done with the money available.

I think that pretty much covers it for now. I apologize if it sounds a little rushed, but I wanted to get this to you as early as I could today.

Thank you for your time.

Sincerely,

Donna Hulbert

JEROME DUNLEVY
5801 CRESTRIDGE RD., B-207
RANCHO PALOS VERDES, CA 90275

Planning Commission

I am writing to support the Building Committee's studies for the new project at St. John Fisher Parish.

They have given serious consideration to this project including how it would be questioned by the neighbor's and how it would affect them as well as the parishioners at St. John Fisher Parish.

One of the affects already is the parish school which is funded by the parishioners, thus reducing the cost to the members of the community for the public schools.

Also, the buildings at Saint John Fisher Parish are well surrounded by trees and are almost invisible from the streets around them. That is a large difference from the Church buildings on the south side of Crestridge Road not far from Saint John Fisher Parish.

Jerome Dunlevy

1 October 2008

Members of the RPV Planning Commission and Planning Dept. Staff
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes CA 90275

Subject: Proposed Conditions for the St. John Fisher Development Project CUP

Dear Planning Commissioners and Planning Staff:

We appreciate the Planning Commission and staff's efforts to mitigate the neighborhood's concerns regarding the adequacy of St. John Fisher Church's parking plan. Most concerns have been alleviated by the draft conditions presented at the September 23rd meeting and the anticipated modifications resulting from commissioner comments. However, we feel that a few additional changes would be helpful. They are discussed below.

1. A condition should be added to address parking for masses and school operations during the construction period. It is our understanding from discussions with church representatives during the neighborhood sessions in mid-September that masses will be held according to their normal schedule and the current K-8 classes will be in full operation during the construction period. The plan described was that the parking lot would be re-configured first, so that people would park in the re-configured parking lot during the construction of the sanctuary and other buildings.

In order to assure that parking is not displaced onto adjacent and nearby streets on a regular basis during that period, the applicant should be required to provide alternate off-street parking arrangements (additional joint use agreements and/or "park and ride" arrangements, etc.) while the parking lot is being re-configured and as necessary thereafter if on-site parking is found to be unacceptable to parishioners or others using the facilities. In addition, the adjacent streets should not be used as drop-off spots for children attending school during the construction period.

2. We support the intent of Condition #22 in requiring that no other uses of the facilities be permitted immediately before, during and immediately after Saturday and Sunday masses, consistent with the applicant's proposed parking plan. However, we understand that such a provision may be unnecessarily burdensome to the applicant. The real concern is that concurrent use of the sanctuary and any of the main assembly areas would likely lead to on-street parking. Therefore, the non-use condition could be limited to the 3 main assembly areas other than the sanctuary (the gymnasium/parish activity center, Barrett Hall and the Fireside Room) and still accomplish the objective of requiring sufficient on-site parking.

3. We would also ask that the City include a condition that the applicant be required to provide adequate off-street parking in the future, regardless of the specific parking spaces approved in the project, if circumstances, such as a reduction in masses, change and the specific number of required parking spaces becomes inadequate. The proposed sanctuary's seating capacity is approximately 34% larger than the existing sanctuary's capacity (870 vs. 650), and therefore would undoubtedly be able to accommodate a reduction from 5 to 4 Sunday masses, but may not be able to accommodate further reductions. An on-going requirement to provide sufficient parking in the future would enable the City to assure that the applicant has a continuing responsibility for vigilance in providing adequate parking as circumstances change.

We agree that the joint parking agreement for the 7 holy days should sufficiently address parking requirements in the near-term as long as the number of masses does not change.

4. We would ask that the landscaping condition (# 34) be clarified, including a definition of "substantially screen," the minimum height of trees at the time of planting along Crenshaw Blvd. and Crest Rd., and/or a maximum time to achieve full size. In addition, we would request that deciduous trees not be approved along Crenshaw Blvd. and Crest Rd. (Currently at least 3 deciduous trees are included in the plan – the California sycamore, the purple leaf plum, and the western redbud.) We would also request that the neighboring residents have an opportunity to provide input to the City prior to a final approval of the plan.

Thank you for your consideration of these comments.

Sincerely,

Kathy & Al Edgerton
59 Oceanaire Drive (Del Cerro)
Rancho Palos Verdes

Leza Mikhail

From: dougbutler@aol.com
Sent: Wednesday, October 01, 2008 2:56 PM
To: LezaM@rpv.com
Subject: Re: Your comments were submitted to Rancho Palos Verdes City Hall.

LezaM@rpv.com

Thank you for your email. My comments today were not about the sound of bells. I am concerned about the noise from the Parrish Center and parking problems due to non church use of the Parrish Center. Thank you for reviewing my comments.

Doug Butler
310 265 9999
28441 Highridge Road Suite 303
Rolling Hills Estates CA 90274-4872

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

From: Leza Mikhail <LezaM@rpv.com>
To: Dougbutler@aol.com
Sent: Wed, 1 Oct 2008 2:10 pm
Subject: RE: Your comments were submitted to Rancho Palos Verdes City Hall.

Good Afternoon Mr. Butler,

As has been discussed at previous Planning Commission meetings, the City does not regulate speakers our sound coming from speakers. However, Staff intends to regulate the speakers through the CUP that was recently approved.

Thank you,

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: Dougbutler@aol.com [mailto:Dougbutler@aol.com]

Sent: Wednesday, October 01, 2008 1:34 PM .

To: buildingsafety@rpv.com

Subject: Your comments were submitted to Rancho Palos Verdes City Hall.

=====
Confirmation of Your Service Request, Inquiry or Comment
=====

The following information was submitted to Rancho Palos Verdes City Hall:

=====
Your Information
=====

Name:

Douglas Butler

Address:

28441 Highridge Rd #303

City:

Rolling Hills Estates

Home Phone Number:

310 377 9522

Office/Other Phone Number:

310 265 9999

E-mail Address:

Dougbutler@aol.com

=====
Contact Instructions

=====

Where we can contact you should questions arise:

Office/Other

Should we inform you of the action taken?:

Yes Contact me through e-mail

=====

Information about Your Service Request, Inquiry or Comment

=====

Location or Address of Service Request, Inquiry or Comment:

St John Fisher Church

Describe the Service Request, Inquiry or Comment:

I own a home on Valley View Road behind the church. Saint John Fisher has speakers outside of the sanctuary building in which they play the church service so people outside of the church can hear the church services going on inside the church.

The noise travels to my home and to other homes near the church.

I have reviewed the file and do not believe they have a permit for outside speakers.

In any event, even if they have a permit, the noise is distributive to neighbors and the church should be requested to immediately stop using the outside speakers.

=====

Thank You for your Comments.

=====

We have received your email and thank you for taking time to contact us. If you have requested City staff to contact you, we will do so within 24 business hours of receiving your message. The exact timing of our reply will depend on the nature of your email, as well as how you have asked us to reply. If you have additional questions or concerns, please feel free to

contact us again. Your input and feedback is important to us and helps us to improve our service to the community.

Find phone numbers fast with the New AOL Yellow Pages!

Leza Mikhail

From: L. Bilski [ldb910@juno.com]
Sent: Thursday, October 02, 2008 5:48 PM
To: pc@rpv.com; lezam@rpv.com
Cc: ldb910@juno.com
Subject: St. John Fisher Master Plan / Oct. 14 agenda

To RPV Planning Commission 10/2/2008

Dear Commissioners,

THANK YOU for approving the **St. John Fisher Master Plan!** As for Conditions,

Please do not limit the carillons to only 60 seconds at a time.

Please allow the church to continue to use good judgement as it has done all these decades on their property regarding sounds and parking, also.

Please allow a minimum of 6 months for the Review period, the same as other approved projects in the city. Any less would be unfair.

The Sound Study you requested concluded (pg.6) that the carillon sounds were hardly audible at the houses across Crenshaw Blvd. The decibel level of 50 at the property line was less than the decibel level of vehicles on Crenshaw Blvd. which registered 65-70dba. The City Code allows noise levels of 65dba anytime in an Institutional zone which this is. The carillons register only 50dba. Therefore, imposing Conditions limiting the use of recorded carillon bells which are quieter than allowed by code and quieter than vehicles the neighbors currently hear would be unfair. The code allows in excess of 65dba from 7am to 7pm in an institutional zone.

(RPV #17.26.040 F)

"the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five [65] dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m., Monday through Sunday "

There have been occasions when the President of the United States has requested all churches to ring their bells at a specified time. Please do not limit the use of the carillons.

In Golden Cove there is a Montessori School with playground area abutting a residential zone . For the record I include this data on that project: Minutes of April 24, 2001 Planner Ara " explained that a revised noise study had been completed and accounted for the drop-off noise, the playground noise, and children's interaction. The study concluded that the **noise levels** generated by the proposed use would be less than the City's 65-dba threshold. Please keep this in mind.

There have not been any noise complaints in the past when carols were played outside St John Fisher Church at Christmas. Please do not impose unnecessary conditions on the use of carillons.

Please allow a minimum of **6 months for the Review period**, the same as other projects in the city.

Please **remove any time limit** on the carillons.

Thank you for all you do for RPV!

Sincerely,

Lenee Bilski

[Click to become an artist and quit your boring job.](#)

Donna Hulbert
11 Coveview Dr.
Rancho Palos Verdes, Ca. 90275

Leza Mikhail
Bill Gerstner
Jim Knight
Jeffrey Lewis
Edward A. Ruttenberg
Paul Tetreault
Stephen Perestam

Gentlepeople:

I am writing with respect to the conditions to be imposed on the St. John Fisher Construction. From the beginning I have been concerned with safety issues surrounding the construction phase. I believe the applicant is the proper party to bear the costs for its construction, and should not pass these costs off on the neighbors or the City, to the extent they can mitigate them by their own actions.

The applicant has indicated it will continue its normal everyday operations during the construction period. This despite the fact that there is a school on the premises and the classrooms are very near the largest and most dangerous area of the construction (probably within 100 feet). They will have a huge hole in the ground, mounds of dirt, and a bunch of 5 and 6 year olds.

In Page 24 of the original staff report there is a discussion of the duration of the silhouetting for the project:

“The applicant stressed concerns with the requirement to provide the silhouette for the sanctuary and administration building for an extended period of time as it would affect the every-day operation of the St. John Fisher School and could potentially cause a safety hazard due to the height of the silhouette story poles if they were to fall onto the property or adjacent public rights-of-way.” (The silhouette was taken down right before the school adjourned for the summer).

I believe it was Lisa Counts who described the silhouetting period as “a safety nightmare for the school” at the Sunday Open House.

The applicant is choosing to keep its school open during construction which will arguably result in continued safety nightmares. Construction sites are known to be dangerous, and the applicant is the best person to evaluate and control the issue of how to safely operate its plant during construction. It knows the everyday operation, City personnel will not be

present supervising, and I doubt the applicant would welcome any such outside interference even if it were made available.

The City (and its residents) should not have to bear the cost of any injuries or accidents that result to school children, parishioners, construction workers, or passers by. The City should require the Applicant **defend and indemnify** it in the event of any lawsuit. It is very likely that if an injury is severe enough a lawsuit will ensue and the City will be named. Regardless of the ultimate outcome, costs to defend the suit will be incurred. The residents should not have taxpayer money spent to defend the lawsuit (if outside counsel is required) or add an unnecessary burden to the City Attorney, when the applicant was in a better position to anticipate and prevent the accident in the first place. Moreover the indemnity agreement should be the broadest possible, a “Type I” indemnity agreement. While the City may not require indemnity agreements in residential construction, it apparently does in building moratorium areas and with non residential projects. The indemnity agreement should be required in this case.

In addition, the Applicant is certainly savvy enough to purchase insurance to protect itself. The City should be an additional named insured on any policy of insurance the Applicant has, and any policy its Contractor or subcontractors have. This is really not uncommon, and affords the City and its residents some further protection. Attention should be paid to the limits of the policy, not only the limits per occurrence, but the aggregate as well.

Parking during construction is also a potential issue. During the grading period for the sanctuary the dirt will have to be stored somewhere on the site. Materials and equipment will also have to be stored on site. To the extent parking spaces are unusable on Sunday, street parking will occur. I drove the Crest and Crenshaw streets to estimate the distance for parallel parking. There is less than a mile of linear feet. That is further reduced by fire hydrants, corner safety turning issues, Island View and Church driveways, and Valley View Road. In addition at least 20% of that is used currently on Sundays near Del Cerro Park for users of the trail. According to Wikipedia it takes about 26 lineal feet to parallel park a car (I confirmed this at my daughter’s volleyball matches at Ryan Park on Saturday). The most street parking available on Sundays without encroaching into Valley View, Island View or even Del Cerro would be in the neighborhood of 120 spaces (If no one leaves any large spaces between cars). The streets in Island View and Del Cerro, and Valley View Road have no sidewalks and cannot accommodate two way traffic if cars are parked on either side of the road. People in the neighborhoods take walks, ride bikes and even have to safely pull out of their driveways on Sunday mornings. There should be some provision that the Church must keep clear and usable at least 200 parking spaces on Sunday or in the alternative provide an experienced parking attendant (not just a parishioner to direct traffic). Alternatively they can have an actual written agreement with the Daughters of Mary and Joseph on file with the City, meeting all Code requirements, or provide some kind of park and ride system used at events on the Peninsula (Whale of a Day, the PV Music Festival etc.) I know the 330 figure is close to what is required for the Church plant, but it is under the 359 they are required to have under the current CUP.

The Applicant should also remind parishioners not to park on Valley View Road or in Island View or Del Cerro for that matter.

With respect to daily traffic, even the single day weekday study by the applicant showed 1100 trips to the stop sign at Crest and Crenshaw from the South in the mornings. The haul times of 9:00 to 4:00 specified in the MND certainly recognized that traffic flow pattern, and hopefully will alleviate a lot of the potential inconvenience. The MND however still allows parking of trucks on the streets after 7 AM. That parking will make it harder for people to turn left out of Island View (since it could block their view to the North) and it will also make it harder to exit Valley View Road and even the applicant's driveway if it blocks the view to the South. Further there are two lanes on Crenshaw at the stop sign, but parking equipment there will effectively eliminate one lane going North. This intersection is crowded in the mornings. The turn lane into the applicant's property just recently had a no U-turn sign because people on Crest turn onto Crenshaw going South to make a U-turn and go North rather than wait at the stop sign on Crest. To impede the ability to use the Island View exit on Crenshaw does not make sense when it will just result in people coming out on Crest and adding to the congestion at the stop sign. It would be helpful not to allow street parking before 9 AM consistent with the allowed hauling time.

I think it should also be clear that no construction equipment or trucks be parked overnight (and perhaps after dusk on the street.) This is a danger to the neighbors given the dense fog in the area. Adding this can only add to the safety and really burdens no one. It is understandable that in a residential neighborhood construction equipment has to be parked on the streets, because all the resident has is its own driveway. In this case the applicant has a parking lot. The rules can be more stringent.

To allow neighbors to plan for construction delays there should either be a website updated daily to let people know if their drive times are likely to be effected. Perhaps something similar to the list serve could be made available, and the in Homeowners Associations could pass that information onto everyone interested in having it. A sign on the premises is not really the most effective way to pass on this information, and having the information could avoid the inconvenience.

With respect to the long term effects of the project on the neighborhood, I believe many of them can be alleviated with proper conditions.

I understand the applicant wants to change the proposed condition with respect to parking, allegedly because they will not be able to have a person use the parish office during Sunday. While the condition can be amended to allow for an office person, it should not be amended to allow concurrent use of other assembly areas. The applicant met parking concerns of the Commission largely because they claimed a school use concurrent with the mass use, which only required 2 spaces per classroom. This school use, however assumes that the only cars in the parking lot belong to the teachers and

other staff, and the parents drive off the premises after drop off. The cars would not be leaving the lot with any other assembly use.

Noise: The General Plan for the City indicates noise above 35-45 decibels will disturb a sleeping person and decibels between 50-60 decibels makes it difficult to carry on quiet conversation. It seems that regardless of what the DUDEK report states, you can still take the Plan into account when setting the initial decibel level for the bells. I understand the bells will be reviewed after 2 months, but is there any harm at setting the initial level below what will make quiet conversation difficult. Is there any harm at setting it so the sound will not wake the people who work at night and sleep later than 8AM. Is it not possible to have the bells play at such a level so the sound is not more than 35 decibels at the applicant's the property line. There is already evidence before this Commission that very close neighbors include an OB who as often as not has to deliver a baby outside of normal business hours. Another of the close neighbors works at night. This is not just an abstract concern.

Everyone recognizes there is noise associated with everyday activity: starting the car, mowing the lawn etc. However, I still maintain, that at least in Del Cerro, my neighbors and I do not send **discretionary** sound to the property lines at a 50 decibel level three to six times a day for a minute each time. No one plays a radio that loud. If anyone routinely disturbed the neighborhood in that fashion, my first assumption would be that it was inadvertent and they would stop, if politely requested to do so. As the General Plan states "courtesy and respect for one's neighbor is the most efficient mitigating measure that can be exercised" with respect to noise (page 184).

Lighting: I am skeptical that the lighting in the applicant's plan will remain at the level it is at with respect to lighting the cross. Although the architect stated it was 70 watts she did not take into account the multiplier of 4.9 for the type of light designated on the lighting plan. The lighting plan currently demonstrates spillover, and I think the applicant will ultimately seek more to light the cross. I want to be sure enough is done to insure there is no spillover of light off the applicants property line and there is no glare onto the neighboring properties. I think the lighting should be handled like the noise, through the Planning commission and a City approved lighting Consultant. When determining the lighting used, although an institutional area is limited to a 1200 watt fixture by code, that limit should be lower in a residential neighborhood when most of your neighbors are trying to sleep at night.

I think there should also be a time designated to turn off the flood lights, perhaps by 10PM or 10:30 except on Easter Vigil and Christmas Eve when the sanctuary is in use.

Landscaping: I do not know what the criteria will be used for "substantial" screening of the sanctuary by the landscaping, but I would like to suggest that perhaps a year after the planting there could be a review of this by the Planning Commission. More importantly, I am concerned that when this phase is coming to a close, there may have been cost overruns or perhaps significant pledges that did not come through as anticipated. The bottom line is if the money runs out or gets tight, the landscaping and the screening

cannot be where sacrifices are made and shortfalls taken. The neighbors should get the screening, even if parishioners have to be the ones to wait longer for something else, if everything cannot be accomplished with the money available.

I thank you for your time and attention in reading of and considering my concerns.

Respectfully submitted,

Donna Hulbert

Aaron and Maude Landon
34 Santa Barbara Drive
Rancho Palos Verdes, CA 90275

RECEIVED

OCT 07 2008

October 6, 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

Planning Commissioners and Planning Dept. Staff
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Re: Response to draft conditions for St. John Fisher Church development from the September 23, 2008, meeting.

Dear Commissioners and Staff,

Thank you for your concern and sincere attempts to alleviate and diminish the negative effects on us, the church's neighbors. We very much appreciate your efforts. There are, however, some changes that my husband and I would like you to consider.

On-Site Parking Adequacy

1. My husband and I very much support Condition #22 requiring that no other uses be allowed by the church other than the new sanctuary and religious education classes, immediately before, during and immediately after masses on Saturdays and Sundays. We have heard that such a requirement may be unnecessarily burdensome to the church. The non-concurrent-use clause is extremely important for the other assembly areas, the parish activity center/gymnasium (the current sanctuary seating 650), Barrett Hall and the Fireside Room. The other areas are not as important. If any of the above assembly areas were used at the same time, parking would overflow onto Crenshaw Blvd. and into the surrounding residential neighborhoods.
2. During the construction period, a condition ought to be in place to deal with parking for the school and church services. The church stated (at one of their meetings with the community in September, 2008) that it plans to continue in full operation with the masses and the classes at its regularly scheduled times. When the parking lot is being reconfigured, where are the church members the classroom teachers and construction workers going to park? There needs to be a condition added so that during the parking lot construction, there is an alternative to parking other than lining both sides of Crenshaw Blvd. and the surrounding residential neighborhoods with parishioner's cars and those of construction workers, as well as construction equipment. Some sort of reciprocal agreement should be made with another facility (or two or three, if necessary) that has a large parking lot, using a park and ride arrangement. Also after the parking lot reconfiguration, during the building construction there will be mounds of excavated dirt and building equipment, etc. that will take up parking spaces. Where are the church members, construction workers and classroom teachers, etc. going to park, then? It isn't fair to make the surrounding neighborhoods suffer. There needs to be a condition added to prevent the flooding of our streets with off-site parking by parishioners, classroom staff and construction workers. There are no parking signs on Crest Rd. Perhaps, a condition should be added to require either no parking signs on Crenshaw Blvd. or 30 minute parking signs on Crenshaw Blvd. and the surrounding neighborhoods, except with permit.

3. A condition requirement ought to be included that states the church must continue to provide adequate on-site parking in the future should circumstances change (such as a reduction in the number of masses, which the applicant says is one of its reasons for increasing the sanctuary capacity from 650 to 870). No matter what the reason, the church needs to know that it has a continuing obligation to the community to maintain sufficient on-site parking.

Landscaping

1. Because landscaping is always done when all construction is completed, a condition should be added that puts aside enough money before construction begins to properly shield the neighborhood from the obtrusive structure. If pledges fall short for any reason (particularly in this economy), the money should be there to protect the neighbors - it should not be the neighborhood that suffers.
2. Thank you for Landscaping Condition #35. Landscaping condition #34, however, is vague. It would make us feel much more comfortable if it were more specific. The verbiage, "substantially screen" is not clear and open to diverse interpretations. How tall will the trees be and how long will it take to reach their maximum height?
3. If the applicant is really concerned with being a good neighbor, it will assure the surrounding residents that it will shield its massive (tall, light-colored and stand out design) sanctuary from the surrounding residents with **heavy, tall foliage** shielding its development (as it does now). I have not spoken with one person who is opposed to the church building a new sanctuary; however, we all want to maintain the semi-rural character of our residential neighborhood. Many of us are apprehensive because the church has made it crystal-clear in open hearing that it wants everyone to be able to see the new sanctuary; specifically, a church representative, Lisa Counts, stated at the June Planning Commission meeting that the sanctuary is on the corner where its presence will be a welcoming "a gift to the community".

Most of us moved to Rancho Palos Verdes because the city does not allow massive or tall structures, but prides itself in maintaining a semi-rural and a low profile (for its buildings) lifestyle. The City Council makes every effort to assure neighborhood compatibility, an important part of its General Plan since its incorporation. It was imminent massive over-development with total disregard for the surrounding environment and community (which happened to be on our coast at Hawthorne Blvd.) that spurred the incorporation of Rancho Palos Verdes more than 35 years ago. Since that time, the City has been faithful to its residents to maintain its principles of incorporation.

The reason so many of us want the sanctuary to be relocated is because we want to maintain the low profile, semi-rural character of our community. **Proper landscaping** would mitigate to some extent the negative impact to the surrounding residential neighborhoods; though most of us feel that relocating the new sanctuary to the Barrett Hall area is the best solution for our community.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Aaron and Maude Landon', written in dark ink.

Aaron and Maude Landon
Island View Residents

Full EIR Required

- **This project has serious deficiencies that cannot be addressed in a Mitigated Negative Declaration (MND)**
 - **Traffic impacts on Crenshaw South of Crest were not analyzed. This is the only road in/out for 500 residents.**
 - **No traffic or parking analysis was given for the multi-year construction process.**
 - **Proposed parking is substantially inadequate as noted by other speakers.**
- **Applicant intends to continue all on-site activities (masses, classes, etc.) during construction**
 - **No plan or analysis for parking or traffic was provided for these activities.**
 - **No risk assessment of full campus operations concurrent with construction was provided.**
 - **No analysis or plan was provided for how on-street parking will be avoided for concurrent parish activities & construction.**
- **Therefore, we request the Planning Commission require that an independently conducted EIR be performed for applicant's proposed expansion.**

RECEIVED

OCT 07 2008

PLANNING, BUILDING AND
CODE ENFORCEMENT

City of Rancho Palos Verdes
 Mr Joel Rojas and Ms Leza Michail
 Director of Planning, Building and Code Enforcement
 30940 Hawthorne Blvd.
 Rancho Palos Verdes, California 90274
 Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Mr Joel Rojas and Ms Leza Michail,

We are the neighbors of St. John Fisher and all live near the intersection of Crest Blvd. and Crenshaw Blvd. We have concerns with respect to the conditions to be imposed on the St. John Fisher construction. They are as follows:

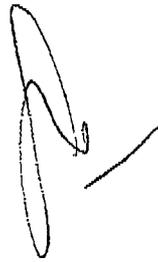
- 1) **Neighborhood compatibility.** The structure should be compatible with the surrounding neighborhood . Its design, size, bulk and mass **must not** have any significant adverse impacts on the surrounding residential neighborhood. RPV Building Municipal Codes must be followed and enforced.
- 2) **Further Setbacks required.** Additional setbacks are required. Moving the structure to somewhere near the middle of the 9 acre estate in such a fashion where it blends in with the local surrounding and does not bother the neighbors visually or audibly would be the optimal solution.
- 3) **Relocate the proposed stairway.** Relocate stairways from the corner of Crest and Crenshaw to another location on Crest. Build another fire hydrant if required.
- 4) **Limit Parking on Crenshaw.** Install NO PARKING signs on Crenshaw and Crest. There should be no construction vehicles "staged" or "parked" on Crenshaw and Crest at ANY TIME.
- 5) **Existing trees on the corner of Crest and Crenshaw.** DO NOT remove any existing trees on the corner of Crest and Crenshaw. These trees took many, many years to grow to its current size and have been there for years and provide some serene landscaping and should not be removed.
- 6) **Lower the height of building pad and structure.** In a residential neighborhood, a large and massive building that is 4-5 stories high on the corner of Crest and Crenshaw would be overbearing and loom over many of the surrounding residents.. It would be visible by all nearby residences from inside and outside their residence as well as from their front and back yards. Excavation of the building pad and lowering the building pad and lowering the height and size of the building is required.
- 7) **Additional Parking spaces required.** The passenger to car ratio of three to one is inaccurate. The accrual passenger to car ration is much lower. Using the correct ratio will validate that the proposed parking is not sufficient to meet the current and future needs of the applicant. In addition, sometime in the near future when the applicant has less services/masses, this will result in addition attendants per service/mass which will required even more parking spaces.

- 8) **Adequate Landscaping.** Provide more tall trees that will "screen" the project adequately from its neighbors.
- 9) **Lighting.** Lighting should not disturb the neighbors and should be soft in nature and shut off by 9 PM to allow the neighbors to sleep.
- 10) **Noise.** On weekends, there should be no bells ringing prior to 10:00 am to allow neighbors that work late to sleep in late and not be awoken any earlier. On Monday through Fridays, no bells should be rung prior to 9:00 AM. **Please respect those who work late evenings and must sleep in.** No bells should be rung prior 10am, especially on weekends. The decibel level should be lower than 35 decibels and no outside speakers should be used to amplify the bells or sermons during a service.

Once again, we have concerns that the recent redesigned proposed St John Fisher construction **imposes significant and adverse impacts on the surrounding community.** Hence we asked that the Commission to modify the conditions so that it mitigates the many issues discussed above and that the Applicant's Project does not impose any significant and adverse impacts or harm to its' neighbors.

Sincerely,

Gary Long
 PO Box 3099
 Palos Verdes Peninsula
 Calif. 90214



**CALIFORNIA BUILDING CODE
SECTIONS
1133B.1.1.1.1 & 1114B.1.2**

Division III—ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

This division includes additional requirements which supersede less restrictive requirements in Chapter 10 where access is required.

SECTION 1133B GENERAL ACCESSIBILITY FOR ENTRANCES, EXITS AND PATHS OF TRAVEL

1133B.1 Building accessibility. See this chapter.

1133B.1.1 Entrances.

1133B.1.1.1 Entrances and exterior ground floor exit doors.

1133B.1.1.1.1 All entrances and exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. Such entrances shall be connected by an accessible route (complying with Section 1114B.1.2) to public transportation stops, to accessible parking and passenger loading zones and to public streets or sidewalks, if available. Entrances shall be connected by an accessible route to all accessible spaces or elements within the building or facility. Doorways shall have a minimum clear opening of 32 inches (813 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop (see Figure 11B-5B). Openings more than 24 inches (610 mm) in depth shall comply with Section 1118B.1.

Exceptions:

1. Exterior ground-floor exits serving smoke-proof enclosures, stairwells and exit doors servicing stairs only need not be made accessible.
2. Exits in excess of those required by Chapter 10, and which are more than 24 inches (610 mm) above grade are not required to be accessible. Such doors shall have signs warning that they are not accessible. Warning signs shall comply with Section 1117B.5.1, Item 2.
3. In existing buildings where the enforcing agency determines that compliance with the building standards of this section would create an unreasonable hardship, an exception shall be granted when equivalent facilitation is provided. Equivalent facilitation would require at least one entrance to be accessible to and usable by persons with disabilities.
4. These building standards shall not apply to existing buildings when legal or physical constraints will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable

hardship. See Section 109.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

1133B.1.1.1.2 Temporary restrictions. During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

1133B.1.1.1.3 Recessed doormats. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

1133B.1.1.1.4 Gates. All gates, including ticket gates, shall meet all applicable specifications for doors.

1133B.2 Doors.

1133B.2.1 Type of lock or latch. See Chapter 10, Section 1008.1.8.

1133B.2.2 Width and height. Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height.

When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exitway is not less than 32 inches (813 mm) measured between the face of the door and the opposite stop (see Figure 11B-5B). In computing the exit width the net dimension of the exitway shall be used.

Exception: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 inches (510 mm) minimum.

1133B.2.3 Hinged doors. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

1133B.2.3.1 Pairs of doors. Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the leaf positioned at an angle of 90 degrees from its closed position.

1133B.2.3.2 Automatic and power-assisted doors. If an automatic door is used, then it shall comply with BHMA A156.10. Slowly opening, low-powered, automatic doors shall comply with BHMA A156.19. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.72 N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with Section 1133B.2.5 and its closing shall conform to the requirements in BHMA A156.19. When an automatic door operator is utilized to operate a pair of doors, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches (813 mm) with the door positioned at an angle of 90 degrees from its closed position.

Exceptions:

1. The provisions of Section 1133B.2.3 shall not apply to existing buildings, except when otherwise required under conditions applicable to

plies with Section 1115B.4.5 or at least one accessible shower that complies with Section 1115B.4.4 of this code shall be provided.

7. **Toilet facilities.** Toilet facilities shall comply with Section 1111B.4.6, as modified for hotel, motel and dormitory accommodations.

1111B.4.7 Dormitory rooms. Dormitory rooms beyond those specified herein shall comply with the adaptability requirements of Section 1111B.5.

1111B.5 Buildings and complexes containing publicly funded dwelling units.

1111B.5.1 General. Buildings and complexes containing publicly funded dwelling units shall be accessible as required by Chapter 11A, Housing Accessibility, except that scoping requirements for covered multifamily dwellings include one or more publicly funded dwelling units, and are required to comply with Division IV—Accessibility for Existing Buildings, beginning with Section 1134B.

**SECTION 1112B
Reserved**

**SECTION 1113B
Reserved**

**SECTION 1114B
FACILITY ACCESSIBILITY**

When buildings are required to be accessible, buildings and facilities shall be accessible as provided in this section.

1114B.1 Design and construction.

1114B.1.1 General. When accessibility is required by this chapter, it shall be designed and constructed to meet the minimum requirements of the following sections:

Chapter 11B, Accessibility; Division I, New Buildings; Division II, Site Accessibility; Division III, Accessibility for Entrances, Exits and Paths of Travel; and Division IV, Accessibility for Existing Buildings

Entrances—[for HCD 1-AC] Section 1120A.1; [for DSA-AC] Section 1133B.1.1

Doors—[for HCD 1-AC] Sections 1114A.4.4, 1117A.2, 1122A.3.4, 1126A, 1132A; [for DSA-AC] Section 1133B.2

Corridors—[for HCD 1-AC] Section 1120A; [for DSA-AC] Section 1133B.3

Stairways—[for HCD 1-AC] Sections 1115A.6, 1123A; [for DSA-AC] Section 1133B.4

Ramps—[for HCD 1-AC] Sections 1112A, 1114A, 1122A; [for DSA-AC] Section 1133B.5

Aisles—[for DSA-AC] Section 1133B.6

Walks and Sidewalks—[for HCD 1-AC] Section 1113A; [for DSA-AC] Section 1133B.7

Hazards—[for HCD 1-AC] Sections 1116A, 1125A; [for DSA-AC] Section 1133B.8

Elevators—[for HCD 1-AC] Section 3003; [for DSA-AC] Section 1116B

Special Access (Wheelchair) Lifts—[for HCD 1-AC] Section 1124A; [for DSA-AC] Section 1116B.2

Alarms—Chapter 9, Sections 907.9.1 and 907.9.2

Bathing and Toilet Facilities—Section 1115B

Signs and Identification—Section 1117B.5

Detectable Warnings—[for DSA-AC] Sections 1121B.3.1 Item 8(a), 1127B.5.7, 1133B.8.5, Part 12—Chapters 12-11A and 12-11B

See also Part 3, California Electrical Code.

1114B.1.2 Accessible route of travel. When a building, or portion of a building, is required to be accessible or adaptable, an accessible route of travel complying with Sections 1102B, 1114B, 1124B, 1133B.3, 1133B.5, 1133B.7 and 1133B.8.6 shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. Except within an individual dwelling unit, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

Where more than one route of travel is provided, all routes shall be accessible.

Exception: Where an elevator is provided for vertical access, only one elevator is required. Where more than one elevator is provided, all elevators shall be accessible. See Section 1114B.1.1 for a list of code sections applicable to accessible routes of travel.

1114B.1.3 Primary entry access. All entrances and all exterior ground-level exits shall be accessible in compliance with Section 1133B.1.1.

1114B.1.4 Signs. See Section 1117B.5.

1114B.1.5 Adaptable dwelling units. See Section 1111B.

FINAL BUILDING FOOTPRINTS AND SQUARE FOOTAGE

BUILDING AND SITE CHANGES

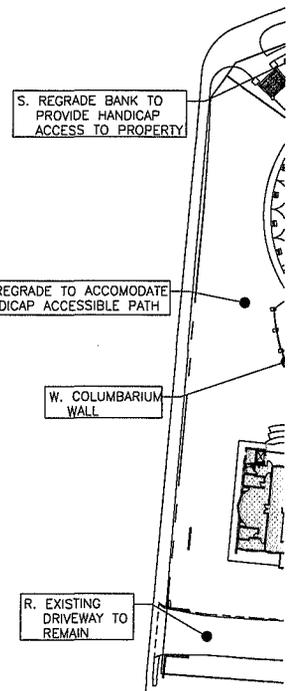
CHANGE IN SQUARE FOOTAGE PROPOSED

DESCRIPTION OF PROPOSED BUILDING CHANGES	A	B	C	D	E	F	G	H
	ADDED NEW SF	DEMOLISHED SF	REMODELED SF	EXISTING TO REMAIN UNCHANGED SF	EXISTING FOOTPRINTS	EXISTING SQUARE FOOTAGES	PROPOSED FOOTPRINTS	PROPOSED SQUARE FOOTAGES
A. New sanctuary to seat 870, single story, Footprint = 17,000 SF (in location indicated on original 1961 CUP site plan at northeast corner of Crest and Crenshaw	Footprint = +17,000 Basement = +900						INCLUDES EXISTING TO REMAIN OR BE REMODELED 17,000	NEW FOOTPRINT: 17,000 NEW MECH BASEMENT: 900
B. New administration building to serve parish staff, single story, 7,488 SF with 2,300 SF basement	Footprint: +7,488 Basement: +2,300		392				NEW FOOTPRINT: 7,488 REMODEL: 392	NEW FOOTPRINT: 7,488 NEW BASEMENT: 2,300 REMODEL: 392
C. (2) New preschool classrooms 1,074 SF new footprint w/ reuse of 1,691 existing school sq for a total of 2,765 SF total (note: preschool currently not in existence on parish campus currently K-8 grades)	+1,074		1,691				NEW FOOTPRINT: 1,074 REMODEL: 1,691	NEW FOOTPRINT: 1,074 REMODEL: 1,691
D. Existing School Offices to be demolished.		-1,048			1,048	1,048		
E. New art room for art instruction to support existing school / ancillary use 1,289 SF	+1,289						1,289	1,289
F. New school library to support existing school / ancillary use 1,217 SF	+1,217						1,217	1,217
G. Expansion of Barrett Hall for displaced storage container being removed, 304 SF new storage room	+304	-114			BARRETT HALL: 10,986 STORAGE CONT: 114	BARRETT HALL: 10,986 STORAGE CONT: 114	BARRETT HALL: 10,986 NEW STORAGE: 304	BARRETT HALL: 10,986 NEW STORAGE: 304
H. Construct new 454 SF garage adjoining existing convent in southeast corner for maintenance storage	+454						454	454
I. Construct 2 new offices 200 SF each north of existing music room	+400				2,560	2,560	FOOTPRINT: 2,222 NEW OFFICES: 400	FOOTPRINT: 2,222 NEW OFFICES: 400
J. Demolish existing priest's residence and garage on northwest corner of property		FOOTPRINT: 4,783 2ND FLOOR: 2,613 GARAGE: 409 TOTAL: 7,805			4,783	FOOTPRINT: 4,783 2ND FLOOR: 2,613 GARAGE: 409		
K. Remodel nun's residence / convent on southeast corner of property to house priests			FOOTPRINT: 4,646 2ND FLOOR: 3,401		4,646	FOOTPRINT: 4,646 2ND FLOOR: 3,401 TOTAL: 8,047	4,646	FOOTPRINT: 4,646 2ND FLOOR: 3,401
L. Remodel existing sanctuary to provide gymnasium for use by parish / school ancillary use non concurrent with masses scheduled at new sanctuary			FOOTPRINT: 9,773	BASEMENT: 4,455 CHOIR LOFT: 1,174	9,773	FOOTPRINT: 9,773 BASEMENT: 4,455 CHOIR LOFT: 1,174 TOTAL: 15,402	9,773	FOOTPRINT: 9,773 BASEMENT: 4,455 CHOIR LOFT: 1,174
M. Remodel existing parish staff administration offices to provide meeting rooms for various parish ministries and religious education non concurrent w/ K-8 school hours			FOOTPRINT 6,641		6,641	6,641	6,641	6,641
N. Demolish small 1,024 SF building at northeast corner of Barrett Hall to accommodate basketball court		-1,024			1,024	1,024		
O. Demolish existing office and kitchen next to fireside room to allow pedestrian access		-338						
P. Existing North Classrooms to remain				8,114	8,114	8,114	8,114	8,114
Q. Existing Area of West Classrooms to remain				3,779	6,069	6,069	3,779	3,779
	FOOTPRINT: 29,226 BASEMENT: 3,200	FOOTPRINT: 7,716 2ND FLOOR: 2,613	26,544	17,522	55,758	67,810	77,470	89,700

DESCRIPTION OF PROPOSED SITE CHANGES
R. Driveways remain in existing locations with parking in approximately 85% identical footprint area now established with restriping and omission of overflow parking currently utilized as school play area now. New school play area is proposed east and south of Barrett Hall requiring minor grading with cuts ranging from 1' to 3' in depth
S. The existing 2:1 bank at the corner of Crenshaw and Crest is proposed to be regraded to a gentler slope to allow for the required handicap accessible path required for emergency egress for assembly occupancies
T. Minor grading with cuts ranging from 1' to 3' will also take place at the existing site stair leading to the parish offices and Barrett Hall to facilitate handicap access to the primary entrances of all existing buildings
U. A new retaining wall and slope grading along side the existing Crest entry drive will occur to accommodate the new library and extend play areas. The new wall is not visible off site
V. Minor grading will occur at the existing 2:1 bank along Crenshaw for some portions to soften the bank and provide undulating grades more pleasing in appearance and transition to the required accessible pathway while avoiding retaining walls
W. Columbarium wall approximately 4'-6" tall with niches accessible on one side only from plaza. A columbarium includes niches that house human cremains / ashes. There are no human bodies / cemetery uses affiliated with a columbarium

AREAS SUMMARY

TOTAL EXISTING FOOTPRINT: TOTAL COLUMN E	55,758
TOTAL EXISTING SQUARE FOOTAGE: TOTAL COLUMN F	67,810
TOTAL PROPOSED FOOTPRINT: TOTAL COLUMN G	77,470
TOTAL PROPOSED SQUARE FOOTAGE: TOTAL COLUMN H	89,700
NET TOTAL NEW SQUARE FOOTAGE: TOTAL COLUMN H-F	21,890
NET TOTAL NEW FOOTPRINT: TOTAL COLUMN G-E	21,712



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