

February 11, 2014

NOTICE OF DECISION

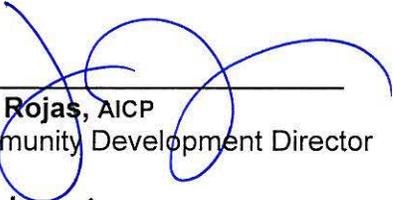
NOTICE IS HEREBY GIVEN that on February 11, 2014, the Hearing Officer of the City of Rancho Palos Verdes approved a request for a Coastal Permit (Planning Case No. ZON2014-00037).

Project: Abalone Cove Shoreline Park Improvement Project
Landowner: City of Rancho Palos Verdes
Location: 5970 Palos Verdes Drive South (Thomas Guide 823-A5)

Said decision allows the improvement of approximately 1 acre of the existing park grounds with “passive use” improvements which include but are not limited to enhancing trailheads and trails (including constructing ADA-compliant trails), constructing an exploration play area, replacing picnic tables and benches, improving picnic areas, installing park benches, installing new native plants and irrigation lines, constructing an outdoor classroom with shade structure, replacing trash receptacles, installing mutt mitt dispensers, installing ADA-compliant binoculars along the bluff top trail, and installing interpretive signs. The project is located within the Appealable Area of the City’s Coastal Specific Plan District and is subject to the conditions set forth in the attached Exhibit ‘A.’

This decision may be appealed, in writing, to the Planning Commission within fifteen (15) calendar days of the date of this notice, or by 5:30 PM on Wednesday, February 26, 2014. The appeal letter must set forth the grounds of the appeal and any specific actions requested by the appellant.

If you have any questions regarding this permit, please contact Ara Mihranian, Deputy Community Development Director, at (310) 544-5228 or via e-mail at aram@rpv.com.



Joel Rojas, AICP
Community Development Director

Attachment
Exhibit “A” – Conditions of Approval

c: Interested Parties List
California Coastal Commission

EXHIBIT 'A'
CONDITIONS OF APPROVAL
PLANNING CASE NO. ZON2014-00037
ABALONE COVE SHORELINE PARK IMPROVEMENT PROJECT
5970 PALOS VERDES DRIVE SOUTH

1. 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.
2. Earth movement related to site preparation for the approved improvements shall occur consistent with the plans dated October 11, 2013. Additional grading not shown on the project plans will require a grading permit approval by Planning and Building and Safety Divisions.
3. Construction staging for employee vehicles, mechanical equipment, supplies, etc. shall be limited to the western portion of the existing gravel parking lot. The staffing area shall be secured and contained.
4. The contractors shall install a construction fence securing the project site.
5. Erosion control measures, including the use of sand bags, shall be installed per the project bid plans prior to commencing construction.
6. Traffic control measures, as described in the construction bid plans, shall be in place during all construction activities.
7. A building permit shall be obtained for the shade structure.
8. The project shall include the planting of three trees at the west end of the project site if funding exists with the current project budget as determined by the project manager.
9. Construction activities shall be monitored for archaeological resources pursuant to the recommendations stated in the Phase I Cultural Study prepared for this project by Carol R. Demcak, PRA.
10. Seven days prior to commencing construction, public notification shall be given in the form of a posted sign (located adjacent to the gravel parking lot) and a list-serve message to the Abalone Cove Shoreline Park subscribers noting the temporary partial closure of the park grounds to accommodate the construction activities.

11. The Community Development Director or the Public Works Director are authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Coastal Permit by the Hearing Officer and shall require new and separate environmental review.
12. If the project has not been established (i.e., building permits obtained) within one hundred eighty (180) days of the final effective date of the Hearing Officer's decision, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director. Otherwise, a Coastal Permit revision must be approved prior to further development.
13. 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.
14. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans dated October 11, 2013.
15. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
16. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles 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 above.