

**MEMORANDUM**

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
**FROM:** DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT  
**DATE:** OCTOBER 4, 2005  
**SUBJECT:** LONG POINT RESORT HOTEL PROJECT: ZON2005-00482 (REVISION 'C' TO CUP 215, ET. AL.)

Prepared By: Ara Michael Mihranian, AICP, Senior Planner



**RECOMMENDATION**

1. Review the applicant's request to amend the adopted Conditions of Approval to provide more specific provisions for valet and compact parking; and if deemed acceptable, adopt Resolution No. 2005-\_\_\_, approving Revision 'C' to Conditional Use Permit No. 215, et. al..
2. Review the applicant's Water Quality Plan pursuant to Conditions of Approval No. 171, Public Amenities Plan pursuant to Conditions of Approval Nos. 62 and 70, and Uniform Sign Program pursuant to Conditions of Approval No. 86, and if deemed acceptable, direct Staff to file and implement said plans.
3. Review and file the applicant's one-year time extension request, thereby extending the project approvals to October 7, 2006.

**EXECUTIVE SUMMARY**

This item is before the Council because the applicant is seeking to amend the adopted conditions as it relates to the parking requirement, specifically to establish valet parking standards. Furthermore, pursuant to the adopted conditions of approval, specific plans are required to be reviewed and approved by the City Council prior to issuance of grading or building plans. As such, the applicant is requesting that the Council review the project's Water Quality Plan, Public Amenities Plan, and Uniform Sign Program for compliance with the intent of the adopted conditions and mitigation measures. Additionally, the Council approved entitlements are set to expire on October 7, 2005. The applicant is requesting that the Council grant a one-year time extension, marking the expiration date as October 7, 2006. The additional time will allow the applicant to continue preparing the necessary plans for permit issuance.

2

## BACKGROUND

On August 28, 2002, the Long Point Resort Hotel project was unanimously approved by the City Council. Subsequently, the City’s decision was appealed to the Coastal Commission. On August 7, 2003, after conducting an appeal hearing, the Coastal Commission approved the project with modified conditions of approval. On October 7, 2003, the modified conditions were accepted by the City Council, marking the Council’s decision as the final project approval date.

Two subsequent revisions to the project were approved by the City Council. On September 7, 2004, the City Council approved Revision “A” to Conditional Use Permit No. 215, et. al. amending the project’s conditions of approval to allow a mix of 50 guest rooms or guest suites (maximum 66 keys) and 20 bungalow units (maximum 40 keys) to be sold to individual persons or private entities with deed restrictions limiting the duration of use. In addition, the Council agreed to establish a 1% Property Transfer Fee payable to the City when the units are sold. On April 19, 2005, the City Council approved Revision ‘B’ to Conditional Use Permit No. 215, et. al. amending Condition No. 40a to clarify the subdivision process available to the applicant for satisfying the State Subdivision Map Act requirements relating to the sale of the villas, casitas, bungalows, and hotel suites.

At this time, the applicant is seeking City Council approval of the Water Quality Plan, Public Amenities Plan, and Uniform Sign Program. Such plans must be approved by the City Council prior to issuance of grading or building permits. Since the applicant is planning on breaking ground soon, the three plans are now being provided to the City Council for its review and approval. Additionally, the applicant is also seeking an amendment to the adopted Conditions of Approval to allow for limited valet and compact stall parking and to obtain a one-year time extension for the current entitlements.

## PROJECT DESCRIPTION

Provided below is a summary of the applicant’s requests along with a summary of Staff’s recommendation for each request:

1. The applicant is requesting to amend the Council approved Condition of Approval No. 110 to provide more specific provisions for valet and compact parking. Specifically, the applicant would like the Council to amend Parking Condition No. 110 to allow valet parking subject to specific criteria. Furthermore, the applicant would like the parking condition to be amended to increase the number of permitted compact spaces from 15% to 20% of the total parking spaces (Revision ‘C’ to CUP 216, et. al).

3

Staff is recommending that the Council amend Condition of Approval No. 110 to provide more specific provisions for valet and compact parking.

2. Pursuant to the adopted Conditions of Approval, the applicant is seeking the City Council's review and approval of the Water Quality Plan, the Public Amenities Plan, and the Uniform Sign Program.

Staff is recommending that the City Council approve the Water Quality Plan, Public Amenities Plan and Uniform Sign Program, and direct Staff to file and implement said Plans. Furthermore, Staff is recommending that the Council amend Condition of Approval No. 71 to eliminate the requirement to construct a Class I bicycle path.

3. The applicant is requesting that the City Council grant a one-year time extension to the life of the current project entitlements to allow additional time to complete the project plans for permit issuance. The Council approved entitlements are set to expire on October 7, 2005 unless a time extension is granted by the Council.

Staff is recommending that the City Council extend the current project entitlements for one year, marking October 7, 2006 as the new expiration date.

## DISCUSSION

The following discussion contains a detailed description of the applicant's three requests, Staff's assessment of the applicant's requests, and an explanation of Staff's recommendation on the applicant's three requests.

### 1. AMENDMENT TO PARKING CONDITION NO. 110

According to the Council approved condition, the project applicant is required to construct and retain no fewer than 875 parking spaces on the site. Of the 875 parking stalls, 100 parking spaces are to be set aside for public parking during City park hours (one hour before sunrise and one hour after sunset). Of the 100 public parking spaces, 50 spaces are to be located within the hotel grounds nearest to the public coastal access trail and the remaining 50 public parking spaces are to be made available as part of an expansion to the Fishing Access Parking Lot. According to Condition No. 110, the applicant is required to submit a Parking Lot Plan to the Director of Planning, Building and Code Enforcement for review and approval prior to issuance of grading or building permits. The Parking Lot Plan is to be developed in accordance to the parking space dimensions and parking lot standards set forth in the Development Code, and no more than 15% of the total number of spaces can be set aside as compact stalls.

On September 14, 2005, the required Parking Lot Plan was submitted to the City for review by the Director of Planning, Building and Code Enforcement. The Parking Plan included the use of valet parking within the lower floor of the parking structure. This raised a concern to Staff since the Development Code does not provide standards for valet parking and the conditions for the project make no reference to valet parking and valet parking standards. Although valet parking is an operational use commonly found with hotel and restaurant facilities of this nature, the lack of reference to such standards in both the Development Code and the adopted conditions led Staff to conclude that the use of valet parking is not permitted under the current entitlements. Therefore, in order to permit the use of valet parking, the applicant is requesting the following specific amendments to Condition No. 110 be considered:

- Allow a total of 203 of the 875 required parking spaces (23%) to be set aside for valet parking. It should be noted that the Coastal Commission has required that 1,075 parking spaces be provided (200 more spaces than the City required) and that the applicant is actually providing 1,084 parking spaces. Based on the total parking spaces provided by the applicant (1,084 spaces), 203 valet parking spaces would make up approximately 19% of the total parking.
- Limit the valet parking spaces to the lower floor of the parking structure. The parking structure is located in close proximity to the main entry motor courtyard to the hotel and would therefore provide expeditious parking service.
- Allow tandem parking spaces, up to three vehicles, for the designated valet parking stalls.
- Establish minimum dimensions for each valet parking stall of 8½' in width by 18' in depth. According to the Development Code, the minimum dimensions for a standard parking stall is 9' in width by 20' in depth, while a compact stall is 8' in width by 15' in depth. The dimensions for the valet parking stalls are slightly smaller than the standard parking dimensions required by the Development Code.
- Require that all valet parking employees possess a valid driver's license in good standing with local and State traffic regulations.

In terms of operation, the applicant expects 30% of its hotel guests to utilize the valet parking service and 60% of guests visiting the hotel for a special event to utilize the valet parking service. The valet service will be managed and operated 24-hours a day by the hotel operators. The valet drop off points will be in the motor courtyard adjacent to the main hotel entrance and the entry walkway to the fine dining restaurant.

In addition to establishing valet parking standards, the applicant requests that the City Council amend Condition No. 110 as it relates to the maximum number of compact spaces permitted. According to Condition No. 110, no more than 15% of the total parking spaces shall be in the form of compact spaces. However, the Development Code allows up to 20% of the required parking to be compact spaces, the applicant requests that the City Council amend the condition to be consistent with the Development Code.

Staff has reviewed the applicant's request and is of the opinion that the proposed changes that relate to valet parking will not alter nor diminish the intent of the original parking condition approved by the City Council in 2002. This is because the number of parking stalls provided for visitors will remain the same. Moreover, the applicant is providing 200 additional parking spaces than required by the City's adopted condition. As such, Staff believes that the proposed amendments to the parking requirements are acceptable and consistent with the findings made for the original project. In order to allow the applicant's proposal, the following amendment to Condition of Approval No. 110 is being recommended by Staff (the underlined text represents new language and the strike-out text represents deleted language):

110. A Parking Lot Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of project-related grading permits. The Parking Lot Plan shall be developed in conformance with the parking space dimensions and parking lot standards set forth in RPVMC or allowed in this condition of approval, and shall include the location of all light standards, planter boxes, directional signs and arrows. No more than ~~45~~ 20% of the total parking spaces shall be in the form of compact spaces. The filing fee for the review of the Parking Plan shall be in accordance to the City's Fee Schedule as adopted by Resolution by the City Council.

Valet parking shall be permitted as part of the hotel operation provided it is operated and managed 24-hours a day by the hotel operators. No more than 203 (23%) of the required 875 parking spaces shall be designated as valet parking spaces. The designated valet parking lot shall be on the lower floor of the parking structure, unless otherwise noted in the conditions herein, and each vehicle parking stall shall be a minimum of 8½' wide by 18' deep. Tandem parking stalls for use by a maximum of three vehicles, shall be permitted for the designated valet parking lot. All valet employees who operate a motor vehicle shall have in their possession a valid driver's license.

6

## 2. CITY COUNCIL REVIEW OF THE SPECIFIC PROJECT PLANS

At the time the City Council reviewed the original project, certain project details were unknown, such as the specific location of public access trails, public amenities (bicycle racks, drinking fountains, benches, etc.), fences and walls, signs, architectural materials, light standards, and drainage facilities to name a few. Since the Council was presented with limited information on several of these keys components to the project, Conditions were placed on the project that required the submittal of such plans for review and approval prior to issuance of grading or building permits. In some cases, these specific project plans are to be reviewed by Staff and in other cases by the City Council at a duly noticed public hearing. In accordance to the project conditions, the applicant is requesting the Council review and approve the following project plans.

### A. Water Quality Plan

During the Council's review of the project in 2002, concerns were raised by the public and Staff as to how storm water and run-off pollutants would be collected and treated prior to being discharged into receiving water bodies. In response to these concerns, the applicant presented the Council with a proposed water quality management plan that incorporated modern technology with a natural treatment process. The plan presented to the Council was conceptual and stopped short of providing details, such as where the water filter facilities would be located and where the bioswales would be placed and vegetated. Because the specifics were unknown at the time, the Council conditioned the project so that such a plan is reviewed and approved by the City Council prior to issuance of building or grading permits. The Council adopted Condition No. 171 to address this matter and is stated as follows:

*Prior to issuance of any building or grading permit, the applicant shall submit to the Director of Public Works a Water Quality Management Plan ("Plan"), for review and approval by the City Council at a duly noticed public hearing. The Water Quality Management Plan, which shall remain in effect for the life of the project, shall identify the Best Management Practices (BMPs) used to minimize and reduce project storm water and runoff pollutants. The Plan shall include project water quality parameters that meet the objectives of the California Ocean Plan for non-point discharges in receiving water bodies. Additionally, all storm water treatment systems shall be designed in accordance with the Los Angeles County Department of Public Works "Manual for the Standard Urban Stormwater Mitigation Plan(SUSMP)". The specific BMP design criteria in the SUSMP (May 2002), as developed by the U.S. EPA and American Society of Civil Engineers, shall be followed.*

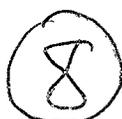
*The Plan shall contain the operation, maintenance and monitoring procedures, including Fire and Argentine ant management. The Plan shall indicate potential*

*impacts of the storm water treatment train to surrounding plants and wildlife. The monitoring of the treatment train shall include the bioswales and catch basins for the accumulation of pollutants through sampling and testing of both soil material and vegetation. The Plan shall indicate the frequency of the required monitoring and the frequency of the removal and replacement of plant material and soil from the bioswale. Said report shall be reviewed and approved by the City's Biologist and/or Chemists. Said monitoring shall be required for the life of the project.*

*All costs associated with the review, installation and maintenance of the Plan and project related BMPs shall be the responsibility of the applicant. If the plan requires construction of improvements, such plans shall be reviewed and approved by the Director of Public Works.*

On June 21, 2005, in accordance to the project conditions, the applicant submitted the first draft of the Standard Urban Stormwater Mitigation Program (SUSMP), also referred to as the Water Quality Management Plan (Plan). The SUSMP was distributed for review to the City Engineer, City Consultant on National Pollutant Discharge Elimination System (NPDES) expert, the City hired Biologist, the City Geotechnical Engineer, and the City Building Official. These individuals reviewed the Plan and provided their comments to the applicant. The applicant responded to their comments with a memorandum dated August 30, 2005. After reviewing the applicant's response, the City experts approved the Plan. The comments and responses are enclosed in the sleeve of the SUSMP Binder.

The SUSMP calls out the process in which storm water and run-off generated on-site and off-site will be collected, treated and discharged to the ocean in accordance with local, state and federal laws. In summary, the SUSMP is designed to use storm filters, bio-swales, and wet ponds to capture and treat the first ¾" of rain within a 24-hour period (first flush). Run-off generated by impervious surfaces, such as parking lots and roof drains, will be collected through inlet filters and/or landscape areas. The run-off will be diverted to the water treatment facility where pollutants, such as motor oils and other chemicals, will be treated. The vegetated swales and water ponds utilize natural resources, such as plants, grasses, and sunlight, to filter and remove pollutants from the water. In order to keep the vegetated swales and water ponds functioning properly, regular maintenance will be required by the hotel operators, as spelled out in the SUSMP. To ensure that the SUSMP is properly operated and maintenance in accordance to the Plan, Condition No. 172 requires that the Water Quality Management Plan Maintenance Agreement is recorded against the property with the Los Angeles County Records Office. For detailed information regarding SUSMP, please see the accompanying binder, specifically pages 1-42. Furthermore, the City's NPDES consultant, John Hunter, as well as the project team's consultants who prepared the SUSMP will be present at the October 4<sup>th</sup> Council meeting to answer any questions the



Council or public may have.

Upon the approval of the Plan by the City’s Consultants, Staff notified the interested individuals who previously expressed concerns with the Water Quality Management Plan that the final Plan was available for review. Copies of the Plan, including the entire SUSMP binder, were provided to these individuals by the applicant. Furthermore, a question and answer meeting was held on September 20, 2005 with the project team and the interested parties (minutes prepared by the applicant from that meeting are enclosed in the SUSMP Binder). Prior to the meeting, comments were submitted by Jim Knight regarding the environmental integrity of the Plan and the operation of the Plan. His comments and the project team’s responses are enclosed in the sleeve of the SUSMP Binder.

Based on the comments addressed at the meeting, it is Staff’s opinion that the SUSMP adequately addresses the interested parties concerns. Furthermore, Staff believes that the SUSMP meets local, state and federal water quality laws. As such, Staff recommends that the Council review and approve the Water Quality Management Plan.

B. Public Amenities and Public Trails Plan

According to the adopted conditions, the Public Amenities Plan and Public Trails Plan are to be reviewed and approved by the City Council prior to issuance of building or grading permits. Said plans are to include design standards and placement for all trails, vista points, parking facilities, signs, park areas, and public amenities (bicycle racks, drinking fountains, benches, trash bins, etc.). For purposes of this analysis, Staff is referring to the Public Amenities Plan and the Public Trails Plan as one document.

Pursuant to Condition Nos. 62 through 75, the applicant has submitted a Plan that identifies the design and placement of the public amenities. Sheet L-1, Site Plan, identifies the general location of the public access trails, bluff top fencing, public parking lots, public vista points, public park areas, and the public beach access. Sheets L-2 and L-3 provide a detailed description of the public amenities proposed for the public vista points and cross sections of the public trails.

It should be noted that Staff and the applicant met on two occasions to review and discuss the Plan (see attached minutes prepared by the applicant). Based on the outcome of these two meetings, it was determined that the plan currently under review is a conceptual plan that would be refined at the time detailed engineered plans are submitted to the City for permit issuance. This determination is based on the fact that modification may occur to the project as site grading and construction commences, and it would be premature to finalize a plan at this time. Furthermore, it is not uncommon for some of the details of the plan to be determined on-site during construction. Therefore,

the following discussion evaluates the public amenities proposed by the applicant and includes Staff's recommended modifications on a conceptual basis.

### Fisherman's Parking Lot

According to the Plan, the Fisherman's Parking Lot will be improved as follows (see attached plans):

- The parking lot will be expanded to accommodate 50 new parking spaces.
- The exterior and interior of the bathroom facilities will be modernized accordingly:
  - Compliance with the American Disabilities Act
  - To resemble the architecture of the hotel building
  - To include exterior lighting
  - Replace the existing roof with a new tiled roof
  - Modernize the existing drinking fountain
  - Add trash bins
  - Install locks to the restroom facilities
  - Landscape the exterior facade to prevent vandalism.

### Interpretive Node I

This public gathering area is located adjacent to the Fisherman's access parking lot and serves as the trailhead to the resort's public amenities. This area will be improved with the following public amenities:

- Benches
- Boulder Rock Seating
- Trash Bins
- Bicycle Racks
- Mutt Mitts Dispensers
- Interpretive Signs (including a public trails map)
- Lawn Area

In addition to the above amenities, Staff recommends that Interpretive Node I be improved with the following additions:

- Installation of a drinking fountain
- Placement of two picnic benches within the lawn area. This recommendation is based on a flat lawn area. In the event the applicant decides to create an undulating mound area, Staff does not believe picnic benches would be appropriate.

10

### Interpretive Node II

This vista point will be improved with the following public amenities that will enhance the viewing experience of the Pacific Ocean to west:

- Bench and Boulder Seating
- Interpretive Signs
- Trash Bin
- Binocular Station

### Interpretive Node III

This vista point is located to the South of Interpretive Node II and is slightly larger in area and provides an expansive viewing frame of the Pacific Ocean. The vista point will be improved with the following public amenities:

- Bench and Boulder Seating
- One Picnic Table
- Interpretive Signs
- Trash Bin

In addition to the above amenities, Staff recommends that Interpretive Node III be improved with the following addition:

- Binocular Station

### Interpretive Node IV

This vista point is located in close proximity to the hotel building and is significantly larger in area than the previous Interpretive Nodes. This vista point provides an expansive viewing frame of the Pacific Ocean and will be improved with the following public amenities:

- Bench and Boulder Seating
- One Picnic Table
- Interpretive Signs
- Trash Bin

### Interpretive Node V

This vista point is located along the bluff top of the westerly portion of the project site



and is in between the Lookout bar and the hotel building. This vista point provides an expansive viewing frame of the Pacific Ocean and will be improved with the following public amenities:

- Bench and Boulder Seating
- Two Picnic Table
- Interpretive Signs
- Trash Bin
- Two Binocular Stations

#### Interpretive Node VI

This vista point is located to the northern portion of the Lookout Bar and will most likely be used by hotel guests and the general public visiting the Lookout Bar. This vista point is smaller in area and designed to be a more intimate space that will be improved with the following public amenities:

- Boulder Seating
- Interpretive Signs

A drinking fountain, trash bin, and bicycle rack will be place along the trail adjacent to the Lookout Bar.

#### Interpretive Node VII

This vista point is located off the Lower Pool Facility and is considered a major public gathering point. This vista point is accessed by the trail that leads to the shore and provides expansive views of the Pacific Ocean and Catalina Island. This vista point will be improved with the following public amenities:

- Enclosed Restroom Facilities
- Snack Bar
- Outdoor Dining Tables and Seats
- Shaded Seating Area
- Drinking Fountain with Dog Water Bowl
- Picnic Benches
- Bench and Boulder Seating
- Interpretive Signs
- Trash Bins
- Two Binocular Stations

- Bicycle Racks
- Public Showers (to be located at the terminus of the trail head near the shore)

#### Interpretive Node VIII

This vista point is located between the the Golf Clubhouse and the Vanderlip Access Trail on the top of the bluff edge overlooking the beach. This vista point will be improved with the following public amenities that will enhance the viewing experience of the Pacific Ocean and Catalina Island:

- Bench and Boulder Seating
- Interpretive Signs
- Trash Bin

#### Interpretive Node IX

This vista point is located adjacent to the resort hotel public parking lot along the motor courtyard to the fine dining restaurant. This vista point is designed to be gathering spot for trail users and users of the beach. This vista point is improved with the following public amenities:

- Benches and Boulder Seating
- Interpretive Signs
- Trash Bin

Staff is recommending that this vista point be refined to include specific information regarding the size and amenities provided in the kid’s play area. Furthermore, Staff recommends that the following amenities be added:

- Bicycle Racks
- Drinking Fountain
- Picnic Bench
- Mutt Mitts Dispensers

In addition to the vista points (Interpretive Nodes), the Plan calls for a network of public trails that provide pedestrian access along the perimeter of the property and bicycle access along Palos Verdes Drive West. In terms of pedestrian trails, the Plan calls for four trail segments as identified in the adopted conditions and the Conceptual Trails Plan. These trails will be constructed from decomposed granite, with the exception of the coastal access trail. Since the coastal access trail has been designed in compliance with the American Disability Act requirements, the trail must be constructed from

concrete. As designed, the trails provide the public with access along the bluff edges of the property and to the major public gathering points located throughout the property. All pedestrian trails are designed to provide a 10-foot corridor with a 6-foot wide trail tread. Furthermore, all of the trails are located on the resort hotel property with the exception of the trail located along Nantasket Road. Staff has been working with the applicant to realign the trail from the public street to the easterly edge of the property line. The applicant has raised a safety concern with the realignment of the trail to the edge of the property line. According to the applicant trail users would be in harms way because of errant golf balls. Staff understands the safety concern and would recommend that the final location of this trail segment be based on the City's Golf Safety Consultant's determination.

In terms of bicycle trails, in accordance to the adopted conditions, the applicant proposes to construct both Class I and Class II bicycle paths along Palos Verdes Drive South. However, it is the applicant's and Staff's opinion that Class I trails, which are required to be located on an off-street path, are rarely utilized by bicyclists. In fact, it is common for pedestrians to use the Class I path and bicyclists to use the pedestrian sidewalk or street. Furthermore, if the Class I bicycle path is not required, the additional unimproved area would provide more area along Palos Verdes Drive West for landscaping and a possible grade separation between the street and the sidewalk. Therefore, Staff recommends that Condition No. 71, as stated below, be amended to eliminate the requirement to construct a Class I bicycle path as follows:

71. *Prior to issuance of any Certificate of Occupancy, the applicant shall construct ~~class I and~~ a class II bikeways along Palos Verdes Drive South, adjacent to the project site, to the satisfaction of the Director of Public Works. In the event any drainage grates are required, all grates shall be installed in a manner that is perpendicular to the direction of traffic to the satisfaction of the Director of Public Works.*

As a part of the public amenities plan, the applicant is required to submit details pertaining to trail and property fencing. Based on the Plan submitted to the City, Staff has raised a concern with the design and materials of the bluff top fence, as depicted on Sheet L-2 of the Plan. According to the applicant, the bluff top fence will be a vinyl chain link fence framed by wood posts. The materials selected for the bluff top fence was based on safety. Staff's concern is that the fence material is inconsistent with fencing located throughout the City. Staff informed the applicant of its concern and the applicant's attorney has advised the City Attorney that fencing located along the City's bluff top would not be considered safe for a resort hotel that serves more visitors, including children. At this point, since it is Staff's recommendation that the Council consider the public amenities plan as a conceptual plan, Staff would recommend that the Council direct Staff to continue working with the applicant to select a fence material

14

that provides an aesthetic value to the community, as well as serves as safety fencing.

Based on the above discussion, Staff recommends that the Council conceptually approve the Public Amenities Plan and the Public Trails Plan and direct Staff to review the final details of the Plan at the time engineered construction plans are submitted to the City for permits.

### C. Uniform Sign Program

According to the adopted conditions, the applicant is required to submit a Uniform Sign Program for review and approval by the City Council at a duly noticed public hearing. Specifically, Condition No. 86 states:

*Prior to the issuance of any building permit, a Uniform Sign Program shall be submitted to the Planning Department for review and approval by the City Council, at a duly noticed public hearing. The Sign Program shall include all exterior signs including resort identification signs, spa identification signs, golf practice facility signs including routing signs and any warning signs, public safety signs for trails and park areas, educational signs about habitat or wildlife and any other proposed project signs. Furthermore, the Sign Program shall indicate the colors, materials, locations and heights of all proposed signs. Said signs shall be installed prior to issuance of any Certificate of Occupancy.*

The Uniform Sign Program submitted by the applicant identifies the general location of most exterior signs, such as the main entry sign off Palos Verdes Drive West, public trail markers, traffic directional signs, building signs, and informational signs (trail/site interpretive signs and habitat area signs) to name a few. The signs are proposed to be constructed from a metal material and not to exceed 6-feet in height. The placement and maintenance of said signs will be the sole responsibility of the hotel operators.

It is Staff's opinion that the applicant's Uniform Sign Program generally complies with the intent of Condition No. 86. However, Staff believes that the Uniform Sign Program submitted by the applicant should be considered a conceptual plan rather than the final plan because it is anticipated that the sign materials, sign sizes, sign location, and sign messages will most likely change as construction nears completion. Therefore, Staff recommends that the Council conceptually approve the Uniform Sign Program with a caveat that the final Uniform Sign Program be reviewed and approved by Staff for compliance with the intent of the Council's approval prior to sign installation.

### 3. TIME EXTENSION OF EXISTING ENTITLEMENTS

As previously mentioned, the final City Council approval date for the project entitlements

15

was October 7, 2003. According to the adopted conditions, the project entitlements are valid for two years from the final approval date (October 7, 2005), unless a time extension is granted by the City Council or plans have been submitted to Building and Safety. The two-year expiration requirement is based on State requirements for parcel maps.

At this time, the project entitlements are set to expire on October 7<sup>th</sup>. Therefore, applicant requests that the City Council grant a one-year time extension to provide the applicant with additional time to comply with the City’s and the Coastal Commission’s conditions of approval prior to permit issuance.

### ENVIRONMENTAL ASSESSMENT

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff has determined that the proposed revision to the City Council approved conditions of approval will require an addendum to the Environmental Impact Report prepared and approved by the City Council under Resolution No. 2002-70 that allows the construction of a 400-room resort hotel with a golf academy/practice facility on the 102 acre Long Point parcel (6610 Palos Verdes Drive South). At the time the City Council adopted the Environmental Impact Report and Statement of Overriding considerations, it found that the Project’s cumulative impacts, with the exception of the impacts to Noise and Air Quality, are not significant or that potential impacts could be mitigated to a less than significant impact, as noted in the Mitigation Monitoring Program.

As such, Staff believes that the proposed revision to the project conditions does not modify the scope of the project nor the related uses and amenities approved by the City Council. Furthermore, the proposed condition clarifies the use of valet and compact parking stalls. As such, Staff is of the opinion that the proposed revision will not result in new significant environmental impacts, but rather serves to clarify the intent of the project conditions. As a result, no further environmental review will be necessary other than the adoption of Addendum No. 4 to Environmental Assessment No. 725.

### ADDITIONAL INFORMATION

#### Public Noticing

Pursuant to the City’s noticing procedures, the required public notice was published in the *Peninsula News* and circulated on September 17, 2005 to interested parties and property owners within a five hundred (500) foot radius of the subject property. Additionally, the public notice was transmitted electronically to the list-serve subscribers. To date, the City has not received any public comments. In the event comment letters

16

are submitted after the transmittal of this report, such letters will be distributed to the Council at the meeting.

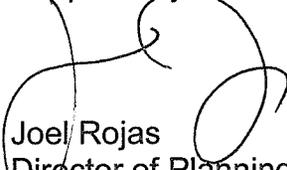
New Hotel Name - Terranea

As the Council may have heard by now, the developer has recently announced the new name for the resort hotel. What has been referred to as the Long Point Resort Hotel by the City and project applicant will now be referred to as Terranea Resort Hotel. At the request of the developer, Staff will begin making the name change transition to all future Staff Reports and City correspondence.

Coastal Commission Review

In addition to the City Council’s review of the proposed revision to the project conditions, the California Coastal Commission will also have to review and approve the proposed revision. The Coastal Commission has been notified of the proposed revision to the project conditions and is working with the project applicant on the procedural steps involved in amending the project conditions.

Respectfully submitted,



Joel Rojas  
Director of Planning, Building and  
Code Enforcement

Reviewed by:



Les Evans  
City Manager

ATTACHMENTS

- Draft Resolution No. 2005-\_\_
  - Exhibit 'A' – Addendum No. 4 to Environmental Assessment No. 725
  - Exhibit 'B' – Conditions of Approval
- SUSMP Plan (see binder sleeve insert for the following letters):
  - City Comment Letter
  - Applicant's response Letter
  - Public Comment Letter (Jim Knight)
  - Applicant's Response Letter to Jim Knight
- Public Amenities Plan
  - Applicant's Cover Letter
  - Proposed Maintenance Program
- Uniform Sign Program
- Time Extension Request Letter

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RESOLUTION NO. 2005-\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES APPROVING REVISION 'C' TO CONDITIONAL USE PERMIT NO. 215, GRADING PERMIT NO. 2229, COASTAL DEVELOPMENT PERMIT NO. 166, VARIANCE NO. 489, AND TENTATIVE PARCEL MAP NO. 26073 AMENDING CONDITIONS NO. 110 AND 71 TO PROVIDE SPECIFIC STANDARDS FOR VALET AND COMPACT PARKING AND TO ELIMINATE THE REQUIREMENT FOR THE CONSTRUCTION OF A CLASS I BICYCLE PATH.**

WHEREAS, on August 28, 2002, the City Council conditionally approved Conditional Use Permit No. 215, Grading Permit No. 2229, Coastal Development Permit No. 166, Variance No. 489, And Tentative Parcel Map No. 26073 to allow the construction of a 400-room resort hotel and bungalows with banquet and retail facilities, 50 casitas (3-keys for 150 total units), 32 villas, and a driving range with a 3-hole golf practice facility on property located at 6610 Palos Verdes Drive South; and

WHEREAS, the City Council's decision was subsequently appealed to the Coastal Commission, who after conducting several public hearing, on August 7, 2003 approved the hotel project with minor modifications to the City Council approved conditions; and

WHEREAS, on October 7, 2003, the City Council accepted the modified conditions of approval as the final approval and directed the applicant (Destination Development) to provide the Council with future updates on the status of the project; and

WHEREAS, the project applicant filed a revision request to the adopted Conditions of Approval to establish specific standards regarding valet and compact parking, and to eliminate the requirement to construct a Class I bicycle path; and

WHEREAS, the City Council reviewed and analyzed the applicant's request in accordance with the California Environmental Quality Act ("CEQA") and determined that the proposed revision to one of the project conditions of approval (Condition No. 40a) will require an Addendum to the Final Environmental Impact Report ("FEIR"), which was certified by the City Council on May 7, 2002 under Resolution No. 2002-38, determining that the project's cumulative impacts, with the exception of the impacts related to Noise and Air Quality, are not significant or that the potential impacts could be mitigated to a less than significant impact. The proposed revision involves an amendment to the adopted Conditions of Approval Nos. 110 and 71 with respect to the parking standards and the bicycle trail standards. Specifically, the amendment to Condition No. 110 is to provide specific standards relating to valet and compact parking stalls. The amendment to Condition No. 71 consists of the elimination of the Class I bicycle path requirement. The City Council finds that the change to the conditions will not alter nor diminish the spirit and intent of the original conditions approved by the City Council in 2002 because the project design and amenities will not be changed.

19

Furthermore, the proposed revision will not result in a deviation to the findings made by the Council when the project was approved, and does not modify the scope of the project nor the related uses and amenities, including the number of units to be sold to individual parties or private entities. As such, the City Council finds that the revised project condition will not introduce new significant environmental effects or substantially increase the severity of the environmental impacts that previously were identified and analyzed in the FEIR; furthermore, the City Council also finds that there are no changed circumstances or new information, which were not known at the time the FEIR was certified, that would require the preparation of a subsequent EIR or major revisions to the FEIR pursuant to CEQA Guidelines Section 15162, and, in accordance with Section 15164 of the State CEQA Guidelines, the City has prepared Addendum No. 4 to the FEIR (the "Addendum") attached herein as Exhibit A; and

WHEREAS, on September 17, 2005, pursuant to the City's Municipal Code, a public notice was published in the *Peninsula News* and mailed to property owners within a 500-foot radius of the project site and to interested parties, inviting public comments on the proposed project revision; and

WHEREAS, on October 4, 2005, the City Council held a duly noticed public hearing to consider the revised project.

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

Section 1. The application for the revised project is to amend the project conditions of approval, specifically Condition Nos. 110 and 71, to provide specific standards regarding valet and compact parking, and to eliminate the requirement to construct a Class I bicycle path. The proposed condition revision will not amend the approved project that allows the construction of a resort hotel with 400 rooms within the main hotel structure and freestanding bungalows and 50 privately-owned, multiple-keyed casita units for a maximum aggregate of 150 additional accommodations, 32 privately-owned resort villas, a 68,000 square-foot conference/banquet facility, a 25,000 square foot spa and fitness center, 3 to 4 restaurants with an aggregate total of 22,500 square feet, a golf academy and driving range with three (3) practice holes (the "driving range and practice facility"), an 8,000 square-foot golf clubhouse, tennis facilities for hotel guests, and various public amenities, including public trails, a public park, 825 parking spaces for the Revised Project, including 100 parking spaces for the general public.

Section 2. Pursuant to Section 17.60.050 of the Rancho Palos Verdes Municipal Code/ (the "Municipal Code"), and based upon the evidence presented in the record, including staff reports, oral and written testimony, the FEIR and the Addendum, the City Council hereby finds that the proposed project revision will not change the

findings made for the approved project, adopted under Resolution No. 2002-71, with respect to CUP No. 215, which are incorporated herein by this reference.

Section 3. Pursuant to Section 17.76.040, and based upon the evidence presented in the record, including staff reports, oral and written testimony, and the FEIR, the City Council hereby finds that the proposed project revision will not change or alter the findings made for the approved project, adopted under Resolution No. 2002-71, with respect to GRP No. 2229, which are incorporated herein by this reference.

Section 4. Pursuant to Section 17.72.090, and based upon the evidence presented in the record, including staff reports, oral and written testimony, the FEIR and the Addendum, the City Council hereby finds that the proposed project revision will not change or alter the findings made for the approved project, adopted under Resolution No. 2002-71, with respect to CDP No. 166, which are incorporated herein by this reference:

Section 5. Pursuant to the requirements of the Subdivision Map Act (commencing with Section 66410 of the California Government Code), and based upon the evidence presented in the record, including staff reports, oral and written testimony, the FEIR and the Addendum, the City Council hereby finds that the proposed project revision will not change or alter the findings made for the approved project, adopted under Resolution No. 2002-71, with respect to TPM No. 26073, which are incorporated herein by this reference:

Section 6. Pursuant to Section 17.64.050, and based upon the evidence presented in the record, including staff reports, oral and written testimony, the FEIR and the Addendum, the City Council hereby finds that the proposed project revision will not change or alter the findings made for the approved project, adopted under Resolution No. 2002-71, with respect to Variance No. 489, which are incorporated herein by this reference.

Section 7. Based upon the evidence presented in the record, the findings adopted under Resolution No. 2002-71, as described in Sections 2 through 6, inclusive, of this Resolution, the FEIR and the Addendum, the City Council hereby approves Revision 'C' to Conditional Use Permit No. 215, Grading Permit No. 2229, Coastal Development Permit No. 166, Variance No. 489, and Tentative Parcel Map No. 26073 subject to the conditions set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Section 8: Based upon the evidence presented in the record, the City Council finds that the proposed revision will not "lessen or avoid the intended effect" of the approved project with respect to providing coastal access and visitor serving use, because all of the units that will be privately owned still will be available to the general public to use as part of the hotel operation. The City Council further finds that this

21

revision to the project will not have the potential for adverse impacts to coastal resources or public access.

Section 9. The time within which the judicial review of the decision reflected in this Resolution, if available, must be sought is governed by Section 1094.6 of the California Code of Civil Procedure and other applicable short periods of limitation.

PASSED, APPROVED, AND ADOPTED this 4<sup>th</sup> day of October 2005.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

State of California                    )  
County of Los Angeles                ) ss  
City of Rancho Palos Verdes         )

I, Carolynn Petru, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the above Resolution No. 2005-\_\_ was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on October 4, 2005.

\_\_\_\_\_  
City Clerk

22

**RESOLUTION NO. 2005-\_\_ -- EXHIBIT "A"**

**ADDENDUM NO. 4 TO FINAL ENVIRONMENT IMPACT REPORT /  
ENVIRONMENTAL ASSESSMENT/  
NEGATIVE DECLARATION (EA/ND) NO. 725**

**October 4, 2005**

On May 7, 2002, the City Council adopted Resolution No. 2002-34, thereby adopting the Final Environment Impact Report for Environmental Assessment No. 725 to allow the construction of 400-room resort hotel and bungalows with banquet and retail facilities, 50-casitas (3-keys for 150 total units), 32 villas, and a driving range with a 3-hole golf practice facility. On August 28, 2002, the City Council adopted Resolution No. 2002-70, adopting Addendum No. 1, and on September 7, 2004, the City Council adopted Resolution No. 2004-78, adopting Addendum No. 2, and on April 19, 2005, the City Council adopted Resolution No. 2005-39, adopting Addendum No. 3 to the Final Environment Impact Report. In adopting the Final Environmental Impact Report and Statement of Overriding Considerations, the City Council found that the Project's cumulative impacts, with the exception of the impacts related to Noise and Air Quality, are not significant or that potential impacts could be mitigated to a less than significant level.

The City Council has reviewed and analyzed the applicant's request to amend the project conditions, specifically Condition Nos. 110 and 71, to provide specific valet and compact parking standards, and to eliminate the requirement to construct a Class I bicycle path. Having reviewed the proposed revisions, the City Council is of the opinion that the change to the conditions will not alter nor diminish the spirit and intent of the original conditions approved by the City Council in 2002. Furthermore, the proposed revision will not result in a deviation to the findings made by the Council when the project was approved, and does not modify the scope of the project nor the related uses and amenities. Furthermore, the proposed condition revisions will not introduce new significant environmental effects or substantially increase the severity of the environmental impacts that previously were identified and analyzed in the FEIR. Furthermore, the City Council also finds that there are no changed circumstances or new information, which were not known at the time the FEIR was certified, that would require the preparation of a subsequent EIR or major revisions to the FEIR pursuant to CEQA Guidelines Section 15162. In accordance with Section 15164 of the State CEQA Guidelines, the City Council has independently reviewed and considered and hereby adopts this Addendum No. 4 to the FEIR.

23

Resolution No. 2005-\_\_  
Exhibit A

**LONG POINT RESORT HOTEL  
CONDITIONS OF APPROVAL  
(REVISION 'C' – COUNCIL APPROVED OCTOBER 4, 2005)**

(Coastal Permit No. 166, Conditional Use Permit No. 215,  
Grading Permit No. 2229, Variance No. 489, and Tentative Parcel Map No. 26073)

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**GENERAL CONDITIONS**

- 1) The approvals granted by this resolution shall not become effective until the applicant and property owners submit a written affidavit that each has read, understands and accepts all conditions of approval contained herein. Said affidavits shall be submitted to the City no later than ninety (90) days from the date of approval of the project by the City Council. If the applicant and/or the property owner fail to submit the written affidavit required by this condition within the required 90 days, this resolution approving Coastal Development Permit No. 166, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489 and Tentative Parcel Map No. 26073 shall be null and void and of no further effect.
- 2) In accordance with the provisions of Fish and Game Code §711.4 and Title 14, California Code of Regulations, §753.5, the applicant shall submit a check payable to the County of Los Angeles in the amount of \$875.00 for the Fish and Game Environmental Filing Fee. This check shall be submitted to the City within five (5) business days of City Council approval of this project. If required, the applicant shall also pay any fine imposed by the Department of Fish and Game.
- 3) Each and every mitigation measure contained in the Mitigation Monitoring program attached as Exhibit "C" of Resolution No. 2002-34 is hereby incorporated by reference into the Conditions of Approval for Coastal Development Permit No. 166, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489 and Tentative Parcel Map No. 26073.
- 4) The applicant shall fully implement and continue for as long as the hotel is operated the Mitigation Monitoring Program attached as Exhibit "C" to Resolution No. 2002-34 and execute all mitigation measures as identified and set forth in the Final Environmental Impact Report for the project as certified in said Resolution No. 2002-34.
- 5) The owner of the resort hotel and the property upon which the hotel is located shall be responsible for implementing and ensuring compliance with all of the conditions of approval stated herein. Accordingly, as used herein, the term

Resolution No. 2005-\_\_\_\_\_  
Exhibit B  
Page 1 of 40

24

“applicant” shall include the owner of the resort hotel and the property upon which the hotel is located.

- 6) The conditions set forth in this Resolution are organized by application type for ease of reference. Regardless of such organization, each condition is universally applicable to the entire project site, unless a condition clearly indicates otherwise. Said conditions shall be applicable as long as a hotel is operated on the property, unless otherwise stated herein.
- 7) In the event that a condition of approval is in conflict or is inconsistent with any mitigation measure for this project, the more restrictive shall govern.
- 8) The applicant shall pay the Environmental Excise Tax in accordance with the Rancho Palos Verdes Municipal Code (RPVMC).
- 9) The Resort developer shall be responsible for constructing the public amenities required by these conditions of approval. A bond, letter of credit or other security acceptable to the Director of Public Works and the City Attorney shall be provided to secure completion of such Public Amenities.
- 10) Prior to issuance of any grading or building permits, the applicant shall enter into an agreement that requires the owner of the property to have the hotel operator maintain to the City’s satisfaction the public amenities, including, but not limited to the bluff-top park, park benches and tables, public trails (pedestrian and bicycle), bicycle racks, public restrooms, landscaping, habitat protection, general public parking lot near the resort hotel building, fences, irrigation, and signs to name a few, as long as a hotel is operated on the property. Furthermore, the applicant shall specify in the agreement how funding will be provided to maintain the public improvements constructed as part of the project which are not maintained by the City, County or other governmental agency.
- 11) The Resort owner shall maintain all on-site drainage facilities not accepted by Los Angeles County, including but not limited to structures, pipelines, open channels, retention and desilting basins, mechanical and natural filtering systems, and monitoring systems, so long as the property is operated as a resort hotel. A bond, letter of credit or other security acceptable to the City shall be provided to secure completion of such drainage facilities. A bond to cover the cost of their maintenance for a period of 2 years after completion shall also be provided to the City.
- 12) Subject to the agreement of Los Angeles County, the applicant shall turn over all eligible drainage facilities to the Los Angeles County Public Works Department upon completion and acceptance of the facilities by the County of Los Angeles.

- 13) The applicant shall be required to pay 110% of the estimated amount of the cost of services to be provided on behalf of the City by outside consultants that have been retained by the City to render services specifically in connection with this project, in the form of a trust deposit account, prior to commencement of such services (e.g. golf safety consultant, geotechnical consultants, biologist, and landscape architect to name a few.). Services provided by the City Attorney and other consultants that routinely provide services to the City shall be exempt from this condition. However, in such cases, the applicant shall adequately fund said trust deposit accounts prior to the commencement of services, in amounts reasonably requested by the City, based upon an estimate of the cost of services for the period of at least 90 days to which services are rendered. In addition, the trust deposits shall be replenished within thirty days of receipt of notice from the City that additional funds are needed.
- 14) All costs associated with plan check reviews and site inspections for the Department of Public Works shall be incurred by the applicant through the establishment of a trust deposit with the Director of Public Works at the time of plan check submittal or site inspection request.
- 15) All City Attorney costs associated with the review and approval of the conditions stated herein shall be incurred by the applicant in the form of a trust deposit established with the City.
- 16) Six (6) months after the issuance of the Certificate of Occupancy for the main resort hotel building, the City Council shall review the Conditions of Approval contained herein at a duly noticed public hearing. As part of said review, the City Council shall assess the applicant's compliance with the conditions of approval and the adequacy of the conditions imposed. At that time, the City Council may add, delete or modify any conditions of approval as evidence presented at the hearing demonstrates are necessary and appropriate to address impacts resulting from operation of the project. Said modifications shall not result in substantial changes to the design of the hotel structures, to the ancillary structures, or the golf practice facility. Notice of said review hearing shall be published and provided to owners of property within a 500' radius of the site, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance the RPVMC. As part of the six-month review, the City Council shall consider the parking conditions, circulation patterns (pedestrian, bicycle, and vehicular), lighting, landscaping, and noise. The Council may also consider other concerns raised by the Council, Planning Commission, Finance Advisory Commission, Traffic Committee and/or interested parties. The City Council may require such subsequent additional reviews, as the City Council deems appropriate. This provision shall not be construed as a

26

limitation on the City's ability to enforce any provision of the RPVMC regarding this project.

- 17) These approvals authorize the construction and operation of a resort hotel, a golf practice facility and other related amenities. Any significant changes to the operational characteristics of the development, including, but not limited to, significant changes to the site configuration or golf practice facility; number of guest rooms (increases or decreases); size or operation of the conference center, banquet facilities, spa, restaurants, or other ancillary uses or significant alterations shall require an application for revision to this Conditional Use Permit pursuant to the provisions stated in the RPVMC. At that time, the City Council may impose such conditions, as it deems necessary upon the proposed use resulting from operations of the project. Further, the Council may consider all issues relevant to the proposed change of use.
- 18) These approvals shall expire twenty-four (24) months from the date of the City Council approval unless building permits for the main hotel structure have been applied for and are being diligently pursued. Extensions of up to one (1) year may be granted by the City Council, if requested prior to expiration. Such a time extension request shall be considered by the City Council at a duly noticed public hearing, pursuant to the provisions stated in the RPVMC.
- 19) The hotel spa facility, and all the amenities therein, including the pool, shall be made available to the general public for a reasonable fee for use basis. Appropriate promotions shall be offered to encourage use of the spa facility by non-hotel guests, including area residents.
- 20) All on-site golf facilities shall be made available to the general public for a reasonable fee for use basis. Appropriate promotions shall be offered to encourage use of the on-site golf facility by non-hotel guests, including area residents
- 21) Prior to issuance of any Certificate of Occupancy, all golf facilities, public trails, public parks and public areas shall be designed to protect golfers and the general public in accordance with common safety standards and practices in the industry, subject to review and approval by the City's duly assigned Golf Safety Consultant. The applicant shall establish a trust deposit account with the City to cover all costs associated with the Golf Safety Consultant's review, as required in Condition No. 13.
- 22) Temporary construction fencing and temporary public trail fencing shall be installed in accordance with RPVMC.

- 23) All on-site construction and grading activities shall be limited to the hours between seven a.m. and seven p.m. Monday through Saturday. No construction shall occur on Sundays or legal holidays as set forth in RPVMC unless a special construction permit is first obtained from the Director of Planning, Building and Code Enforcement.
- 24) Construction and grading activities within the public right-of-way shall be limited to the days and hours approved by the Director of Public Works at the time of permit issuance.
- 25) No on-site repair, maintenance or delivery of equipment and/or materials shall be performed before seven a.m. or after seven p.m. Monday through Saturday, nor on any Sunday or legal holiday, unless otherwise specified in the conditions stated herein or a Special Construction Permit is obtained from the City. Emergency repairs are exempt from this condition.
- 26) All construction activity shall generally adhere to the phasing scheme identified in the Addendum to the Certified Environmental Impact Report shown in Resolution No. 2002-70 Any significant changes to the construction activity schedule shall be reviewed and approved by the Director of Planning, Building and Code Enforcement.
- 27) A Certificate of Occupancy shall not be issued for the Villas or Casitas, unless a Certificate of Occupancy has been first issued for the main resort hotel building.

#### Indemnification/Insurance

- 28) 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 officials, (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, errors 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 connection with, resulting from, or related to the construction or the operation of the project approved by this resolution.
- 29) 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 attack, set

aside, void or annul this resolution or one or more of the approvals set forth in this resolution and PC Resolutions 2001-37, 2001-39, and 2001-40. 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.

- 30) The applicant shall submit to the City Attorney for review and approval an agreement whereby the applicant shall indemnify, defend and hold the City and 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 officials, (collectively, "Indemnitees"), harmless 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, caused by golf balls or any other golf –related equipment.
- 31) The applicant shall procure and maintain in full force and effect during the operation of the hotel and/or golf practice facility primary general liability insurance in the amount of \$ 2 million dollars, which amount shall be increased on each fifth anniversary to reflect increases in the consumer price index for the Los Angeles County area. Such insurance shall insure against claims for injuries to persons or damages to property that may arise from or in connection with the long-term operation of the resort hotel and golf practice facility authorized by this resolution. Such insurance shall name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. Said insurance, shall be issued by an insurer that is admitted to do business in the State of California with a Best's rating of at least A-VII or a rating of at least A by Standard & Poor's, and shall comply with all of the following requirements:
  - (a) The coverage shall contain no limitations on the scope of protection afforded to City, its officers, officials, employees, volunteers or agents serving as independent contractors in the role of city or agency officials which are not also limitations applicable to the named insured.

- (b) For any claims related to the project, applicant's insurance coverage shall be primary insurance as respects City, members of its City Council, boards, committees, commissions, officers, employees, attorneys, volunteers and agents serving as independent contractors in the role of city or agency officials.
- (c) Applicant's \$2 million primary insurance shall apply separately to each insured against whom claim is made or suit is brought. Additionally, the limits of applicant's \$ 2 million primary insurance shall apply separately to the project site.
- (d) Each insurance policy required by this condition shall be endorsed to state that coverage shall not be canceled except after 30 days prior written notice by first class mail has been given to City.
- (e) Each insurance policy required by this condition shall be endorsed to state that coverage shall not be materially modified except after 5 business days prior written notice by first class mail has been given to City.
- (f) Each insurance policy required by this condition shall expressly waive the insurer's right of subrogation against City and members of its City Council, boards and commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials.
- (g) Copies of the endorsements and certificates required by this condition shall be provided to the City when the insurance is first obtained and with each renewal of the policy.
- (h) No golf facilities may be operated unless such general liability insurance policy is in effect.

The applicant also shall procure and maintain in full force and effect during the operation of the hotel and/or golf practice facility additional general liability insurance in the amount of \$ 3 million dollars to insure against claims for injuries to persons or damages to property which may arise from or in connection with the long-term operation of the resort hotel and golf practice facility authorized by this resolution. Such insurance shall likewise name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. Said insurance, may at

30

applicant's option, be in the form of a separate excess insurance policy and may be issued by a non-admitted carrier so long as the insurer is authorized to do business in the State of California with a Best's rating of at least A-VII or a rating of at least A by Standard & Poor's and shall comply with all of the requirements of paragraphs a, b, d, e, f and g of this Condition 33.

**COASTAL PERMIT NO. 166**

- 32) All plans submitted to Building and Safety for plan check review shall identify the location of the Coastal Setback Line and the Coastal Structure Setback Line in reference to the proposed structure.
- 33) Except as provided herein as part of the Conditional Use Permit and Variance (allowing the construction of the Lower Pool Facility within the Coastal Setback Zone), pursuant to the RPVMC, no new uses or structural improvements shall be allowed in the area seaward of the Coastal Setback Line including, but not limited to, slabs, walkways, decks 6" or more in height, walls or structures over 42" in height, fountains, irrigation systems, pools, spa, architectural features, such as cornices, eaves, belt courses, vertical supports or members, chimneys, and grading involving more than 20 cubic yards of earth movement, or more than three feet of cut or fill.
- 34) All proposed structures within the Point Fermin Vista Corridor and Catalina View Corridor shall be constructed in accordance with the height limitations as identified in the City's Coastal Specific Plan and the project's certified EIR.

**CONDITIONAL USE PERMIT NO. 215**

**Hotel Operations**

- 35) A. The main hotel building and the freestanding bungalow units shall consist of no more than an aggregate total of 400 rooms (360 hotel rooms and 20 bungalow units, two keys per bungalow) and shall not be designed for multiple keys for a configuration exceeding 400 rooms. A main hotel room, for purposes herein, shall consist of any of the following: a typical guest room, a two-bay suite, one or more multiple-bay rooms with a single key, or a hospitality suite, as shown in Exhibit 7.14 of the Long Point Resort Permit Documentation dated June 23, 2000. Furthermore, the bungalow units shall consist of two-keyed accommodations with one or more bedroom areas which may contain a living room area as shown in Exhibit 7.15 of the Long Point Resort Permit Documentation dated June 23, 2000.
- B. A maximum total of 50 hotel suites and guestrooms may be sold to individual persons or private entities, subject to the following restrictions: An owner of a

unit may utilize that unit for no more than sixty (60) days per calendar year, and no more than twenty-nine (29) consecutive days at any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. When not being used by the owner, the hotel suite or guestroom shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit. The 50 hotel suites and guestrooms that may be sold to individual persons or private entities will consist of a mix of single-key suites, suites with two-keys, and single-key guestrooms. The precise location and mix of these units shall be described in detail at the time the tract map is processed by the City, but in no event shall the number of keys exceed 66 keys.

- C. The bungalow units shall consist of no more than 20 bungalow units, with a maximum keying configuration of two (2) keys per bungalow unit resulting in a maximum possible 40 accommodations. The bungalow units may be sold to individual persons or private entities, subject to the following restrictions: An owner of a unit may utilize that unit for no more than sixty (60) days per calendar year, and no more than twenty-nine (29) consecutive days at any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. When not being used by the owner, the bungalow unit shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit.

**(REVISED PER RESOLUTION NO. 2004-78 ON SEPTEMBER 7, 2004)**

- 36) The casita units shall consist of no more than 50 casita units, with a maximum keying configuration of three (3) keys per casita unit resulting in a maximum possible 150 accommodations. The casita units may be sold to individual persons or private entities, subject to the following restriction: An owner of a unit may utilize that unit for no more than sixty (60) days per calendar year, and no more than twenty-nine (29) consecutive days at any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. When not being used by the owner, the casitas unit shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit.
- 37) The resort villa units shall consist of no more than 32 single keyed units. The resort villa units may be sold to individual persons or private entities, subject to

the following restriction: An owner of a unit may utilize that unit for no more than ninety (90) days per calendar year, and no more than twenty-nine (29) consecutive days at any one time. A minimum seven (7) day period shall intervene between each twenty-nine (29) consecutive day period of occupancy by the owner. The Villas shall be fully managed by the resort hotel operator when not used by the owners, and made available for rental by the general public. When not being used by the owner, the villa shall be available as a hotel accommodation, which shall be fully managed by the resort hotel operator. Deed restrictions to this effect, which are satisfactory to the City Attorney, shall be recorded prior to any sale of any unit.

**(REVISED PER RESOLUTION NO. 2004-78 ON SEPTEMBER 7, 2004)**

- 38) If any villa unit, casita unit, bungalow unit, hotel suite or guestroom is not sold or made available for sale, the unit shall be available as a hotel accommodation which shall be fully managed by the resort hotel operator.

**(REVISED PER RESOLUTION NO. 2004-78 ON SEPTEMBER 7, 2004)**

- 39) Any person or entity ("hotel guest") who pays the hotel operator for the privilege of occupying one or more rooms, bungalows, villas or casitas ("unit") shall not occupy or have the right to occupy any unit for more than twenty-nine (29) consecutive days. On or before the twenty-ninth day, the hotel guest shall be required to check out of the unit(s).
- 40) Prior to issuance of building permits for the resort villa units, casita units, bungalow units, and hotel suite or guestrooms that may be sold to individual persons or private entities, the following shall be completed:

- a) The applicant shall process a parcel map or tract map in accordance with the Subdivision Map Act.

**(REVISED PER RESOLUTION NO. 2005-39 ON APRIL 19, 2005)**

- b) Deed Restrictions, which restrict the use and operation of all of the privately owned units and are in a form that is acceptable to the City Attorney, shall be recorded against all of those units, including, without limitation, the bungalow units, resort villas, casitas and the fifty hotel guest suites or guest rooms.
- c) The City (or, at the City's election, the applicant) shall create a new non-profit corporation or shall expand the powers of an existing non-profit corporation to undertake the duties specified in this condition. The non-

profit corporation will be charged with spending its resources (net of its operating expenses) for only the following purposes: the maintenance, repair, replacement and enhancement of trails, parks, open space areas and streets within the City of Rancho Palos Verdes, which are owned in fee or by easement or by license by the City.

- d) The applicant shall record against all of the condominium owned units, including, without limitation, the bungalow units, resort villas, casitas and fifty hotel guest suites or guestrooms a Declaration of Covenants, Conditions and Restrictions and Notice of Transfer Fee. Such document(s) shall set forth the obligation to pay a 1% transfer fee upon each transfer of ownership of a unit, which 1% shall be assessed against the sale price for the unit. The transfer fee is not applicable on the initial sale from the master developer to the first owner. The fee shall be required to be paid through the escrow for the sale or, if no escrow is used, at the time of recordation of the deed transferring title. The fee will be paid to the non-profit corporation. The recorded documents shall provide a lien right in favor of the nonprofit corporation to secure the payment obligations and any costs of collection, including, without limitation, attorney's fees and court costs

**(REVISED PER RESOLUTION NO. 2004-78 ON SEPTEMBER 7, 2004)**

- 41) The Resort Hotel building, ancillary structures, including but not limited to the Lower Pool Facility, and all accessory buildings associated with the golf practice facility shall substantially conform to the plans approved by the City Council and stamped by the Planning Department with the effective date of this approval.
- 42) The public section of the Lower Pool Facility, which consists of public restroom facilities and a viewing deck area, as shown on the plans approved by the City Council on the effective date of the adoption of these conditions, shall be open and made available to the general public during City park hours, as specified in the RPVMC.
- 43) Approval of this conditional use permit is contingent upon the concurrent and continuous operation of the primary components of the project, which are the hotel, villas, casitas, banquet facilities, spa facilities, retail facilities, and the golf practice facility.
- 44) Prior to issuance of any Certificate of Occupancy, the use of gardening equipment for the golf practice facility and landscape areas shall be controlled by a Golf and Hotel Landscape Maintenance Plan which is subject to review and approval by the Director of Planning, Building and Code Enforcement, based on an analysis of equipment noise levels and potential impacts to neighboring

residents. The implementation of the Plan shall be formally reviewed by the Director of Planning, Building and Code Enforcement three (3) months after the first day of operation of the golf practice facility, and shall be subsequently reviewed on an annual basis thereafter. At the three (3) month review, the Director may determine that the Plan needs to be revised to address potential noise impacts. The Director may also determine that additional review periods and/or other conditions shall be applied to the Maintenance Plan.

Furthermore, if the City receives any justified noise complaints that are caused by the maintenance of the golf or hotel landscaped and lawn areas, as verified by the Director of Planning, Building and Code Enforcement, upon receipt of notice from the City, the operators of the hotel and golf practice facility shall respond to said verified complaint by notifying the City and implementing corrective measures within 24 hours from the time of said notice.

The Director's decision on any matter concerning the Landscape Maintenance Plan may be appealed to the City Council. Any violation of this condition may result in the revocation of the Conditional Use Permit.

- 45) All deliveries utilizing vehicles over forty (40) feet in length shall be limited to the hours of 5:00 a.m. to 9:00 p.m. Monday through Friday, and 7:00 a.m. to 9:00 p.m. on Saturday and Sunday. Other vehicles shall be allowed to make deliveries 24 hours a day.
- 46) No heliport operations are approved or permitted for the Resort Hotel Area. If in the future such operations are desired, a revision to this Conditional Use Permit shall be required. Any such revision shall be reviewed by the City Council subject to the provisions stated in the RPVMC.
- 47) The applicant shall provide twenty-four (24) hour monitoring by appropriately trained hotel personnel of the project site throughout the calendar year. The monitoring shall include observation of all parks, trails and habitat areas. Additionally, the resort hotel shall provide regular monitoring of the area surrounding the lower pool facility and the nearby shore, during City park hours, as specified in the RPVMC.
- 48) The Maintenance Building and associated maintenance repairs shall be conducted in an area that is visually screened with landscaping from public view.

## Building Design Standards

- 49) The resort hotel shall contain the following principal visitor-serving structures and uses, and shall substantially comply with, and not to exceed, the following square footage numbers:
- a) Conference Center / Banquet Facilities – 60,000 square feet
  - b) Restaurant, bar and lounge - approximately 22,500 square feet
  - c) Resort related retail, visitor services and guest amenities – approximately 20,000 square feet.
  - d) Spa Facilities – 25,000 square feet
  - e) Swimming pools - Three for the resort hotel (including the lower pool facility), one for the West Casitas, one for the Resort Villas, and one within the spa facility
  - f) Pool Cabanas: - commensurate with size of adjacent pool
  - g) Lower Pool Facility – 1,400 square feet (hotel guest area: 680 square feet of restroom facilities, 350 square feet of pool kitchen area, 6,400 square feet of deck area including the 2,400 square foot pool / public area: to be no less than 2,900 square feet of deck area and 370 square feet of restroom room facilities)
  - h) Tennis Courts – two tennis Courts
  - i) Golf School / Club house – 8,000 square feet.
  - j) Golf Cart and Maintenance Facility (adjacent to tennis courts) – 4,000 square feet.
  - k) Parking Structure – 180,000 square feet (459 parking spaces; 239 spaces on the lower level and 197 on the upper level).
  - l) Lookout Bar – 3,500 square feet
  - m) Resort Hotel Entry Trellis – 250 square feet of roof area
- 50) A Square Footage Certification prepared by a registered surveyor shall be submitted to the Director of Planning, Building and Code Enforcement, prior to a framing inspection, indicating that the buildings, as identified in the previous condition, do not exceed the permitted square footages.
- 51) The maximum heights of the buildings approved for the project site shall not exceed the following criteria:

### Hotel Building

- a. Maximum roof ridgeline 153 feet above sea level – plus fireplace chimney to the minimum height acceptable by the Uniform Building Code.
- b. Maximum height of 86 feet at eastern elevation, as measured from adjacent finished grade located in the middle of the elevation, 53 feet at

the inland most end of the elevation, and 50 feet from the seaward most end of the elevation.

- c. Maximum height of 50 feet at northern elevation, as measured from adjacent finished grade, 30 foot maximum at western most end of the elevation, and 40 foot maximum at the eastern most end of the elevation.
- d. Maximum height of 85 feet, as measured from lowest finished grade at the highest point along the southern elevation, 40 feet at the eastern most end of the elevation, and 50 feet at the western most end of the elevation.
- e. Maximum height of 90 feet, as measured from lowest finished grade elevation along the western elevation, 60 feet at the seaward most end of the elevation, and 50 feet at the inland most end of the elevation.

Resort Villas – Maximum height shall not exceed 26 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline for those villa structures located outside of the visual corridor of Vertical Zone 1. If any Villa structure is located within the visual corridor of Vertical Zone 1, as identified on the site plan, it shall not exceed a maximum height of 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline

Casitas - Maximum height of the casitas located outside of the visual corridor of Vertical Zone 1 shall not exceed 26 feet as measured from the lowest adjacent finished grade. The Casitas located within the Coastal Specific Plan's Vertical Zone 1 shall not exceed 16 feet in height, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Bungalows - Maximum height of the bungalows shall not exceed 26 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Clubhouse – Maximum height of the clubhouse shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Golf Maintenance Facility - Maximum height of the maintenance facility shall not exceed 16 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lookout Bar – Maximum height of the Lookout Bar shall not exceed 19 feet as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Lower Pool Facility – Maximum height of the lower pool facility shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Parking Structure – Maximum height of the parking structure shall not exceed 16 feet, as measured from the lowest adjacent finished grade to the top of the highest parapet wall and railing thereon.

Accessory Structures – Maximum height of all accessory structures shall not exceed 12 feet, as measured from the lowest adjacent finished grade to the top of the highest roof ridgeline.

Architectural Features – architectural elements (cupolas, rotundas, and towers) may exceed the foregoing height limits with the prior written approval of the Director of Planning, Building and Code Enforcement, provided that such elements are generally consistent with the plans reviewed by the City Council.

Chimneys - Fireplace chimneys shall be limited to the minimum height acceptable by the Uniform Building Code

- 52) A Building Pad Certification shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to final inspection of grading activities. A Roof Ridgeline Certification, indicating the maximum height of each building, shall be prepared by a licensed engineer and submitted to Director of Planning, Building and Code Enforcement prior to the final framing certifications for each building.
- 53) In no event shall any structure, including architectural features, exceed the elevation height of Palos Verdes Drive South, as measured from the closest street curb, adjacent to the Resort Hotel Area. This condition shall not apply to chimneys built to the minimum standards of the Uniform Building Code.
- 54) Glare resulting from sunlight reflecting off building surfaces and vehicles shall be mitigated by such measures as incorporating non-reflective building materials and paint colors into the design of the hotel architecture, as well as landscaping around the buildings and parking lots.
- 55) The design of the parking structure shall resemble the hotel architecture and shall be subject to review and approval by the Director of Planning, Building and Code Enforcement. The materials used for the parking structure shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of building permits.

- 56) The applicant shall submit an Architectural Materials Board for review and approval by the Director of Planning, Building and Code Enforcement prior to issuance of building permits. The Materials Board shall identify, at the least, a sample of the proposed exterior building materials, such as roof tile materials and paint colors.
- 57) The hotel buildings, and ancillary structures, shall be finished in a muted earth-tone color, as deemed acceptable by the Director of Planning, Building and Code Enforcement during the review of the Materials Board.
- 58) The roof materials for all pitched roofs of the hotel buildings, including but not limited to the Villas, Casitas, Bungalows, Golf Clubhouse and all other ancillary structures, shall be tile, consisting of a muted color, as deemed acceptable by the Director of Planning, Building and Code Enforcement during the review of the Materials Board. The material for all flat roofs shall be a color that is compatible with the color of the tiles used on the pitched roofs throughout the resort hotel, as deemed acceptable by the Director of Planning, Building and Code Enforcement.
- 59) All trash enclosure areas shall be designed with walls six (6) feet in height with the capability of accommodating recycling bins. The enclosures shall be consistent with the overall building design theme in color and material, and shall include self-closing / self-latching gates. The enclosures shall integrate a trellis type roof cover to visually screen and to reduce their visibility from all public rights-of-way and surrounding properties.
- 60) In accordance with the Commercial Recreational zoning district, the Resort Hotel Area shall not exceed a maximum lot coverage of thirty (30%) percent. For the purpose of this project, the definition of Lot Coverage shall adhere to the residential standards set forth in Section 17.02.040(A)(5) of the RPVMC.
- 61) In addition to the Coastal Setback line, as required by the RPVMC, all other building setbacks shall comply with the Commercial-Recreational zoning requirements, unless otherwise noted herein. A Setback Certification shall be prepared by a licensed engineer and submitted to Building and Safety prior to the framing inspection on each structure.

Public Amenities (Trails and Parks)

- 62) Prior to the issuance of any building or grading permits for the hotel, casitas, spa, villas, or clubhouse, the applicant shall submit and receive approval for a Public Amenities Plan which shall include specific design standards and placement for all trails, vista points, parking facilities, signs, and park areas within the project site, as specified in the conditions herein. Additionally, the Plan shall include the

size, materials and location of all public amenities and shall establish a regular maintenance schedule. City Staff shall conduct regular inspections of the public amenities. The Plan shall be reviewed and approved by the City Council at a duly noticed public hearing, as specified in the RPVMC.

- 63) Prior to the issuance of any Certificate of Occupancy or the operation of the golf practice facility, whichever occurs first, the applicant shall complete the construction of the following public access trails, public parks and other public amenities within the project site, except for the Lookout Bar, which shall be constructed within six (6) months after the issuance of the first Certificate of Occupancy for the resort hotel:
- a. Implementation of the Public Amenities Plan (such as benches, drinking fountains, viewing telescopes, bicycle racks, fences, signs, irrigation, and landscaping)
  - b. Public trails and trail signs to the satisfaction of the City (The Marineland Trail Segment (C5), Long Point Trail Segment (D4), Flowerfield Trail Segment (E2), and Café Trail Segment (J2) improvements).
  - c. Bicycle paths along southern lane of Palos Verdes Drive South adjacent to the project site.
  - d. The coastal public parking area within the resort hotel project area serving the coastal access points.
  - e. The expansion of the Fishing Access Parking Lot.
  - f. Improvements to the existing Fishing Access Parking lot.
  - g. Improvements to the Public Restroom facility at the Fishing Access site.
  - h. Public section of the Lower Pool Facility (consisting of outdoor tables and seating, men and women restroom and changing facilities, planter boxes with trees that provide shaded seating areas, access to the pool kitchen facility, outdoor showers and drinking water fountains).
  - i. The 2.2 acre Bluff-Top park.
  - j. Habitat Enhancement area.
- 64) The City encourages incorporation of a marine theme into the project's public trails and park area.
- 65) The applicant shall upgrade the Los Angeles County Fishing access parking lot, fencing, signs, and landscaping to be consistent with the proposed 50 space parking lot expansion on the project site. Said improvements shall be reviewed and approved by the County of Los Angeles or the subsequent landowner of the Fishing Access, and shall be constructed prior to issuance of any Certificate of Occupancy for the resort hotel.

- 66) The applicant shall improve, to the satisfaction of the Director of Planning, Building and Code Enforcement and Public Works Director, the existing public restroom facility located at the Los Angeles County Fishing Access to architecturally and aesthetically resemble the resort hotel buildings and related public amenities. Said improvements shall be reviewed and approved by the County of Los Angeles or the subsequent landowner of the Fishing Access, and shall be constructed prior to issuance of any Certificate of Occupancy for the resort hotel.
- 67) Prior to the issuance of any Certificate of Occupancy, or prior to recordation of Final Parcel Map No. 26073, whichever occurs first, the applicant shall dedicate easements over all public trails, habitat areas, vista points, and public amenities to the City of Rancho Palos Verdes.
- 68) Prior to issuance of any Certificate of Occupancy, the applicant shall dedicate the 2.2 acre Bluff-Top park and 1.0 acre adjacent Fishing Access parking lot expansion (50 parking spaces) to the City. Maintenance of the trails, park grounds and landscaping, including but not limited to the landscaping located within the Fishing Access Parking Lot shall be maintained by the applicant as long as a hotel is operated on the property.
- 69) Prior to issuance of any Certificate of Occupancy, the applicant shall dedicate an easement to the City and construct two Public Vista Points along the Long Point Trail Segment (D4) in locations to be approved by the Director of Planning, Building, and Code Enforcement in the review of the Public Trails Plan. Habitat fencing, as well as habitat protection signs shall be posted in and around any vista point. The square footage of any Habitat Enhancement Area or the 50-foot transitional area that is used for the vista points shall be replaced at a ratio of 1:1.
- 70) Prior to recordation of any final map or issuance of any building or grading permits, the applicant shall submit to the Director of Public Works a Public Trails Plan which identifies the on-site and off-site pedestrian and bicycle trails proposed for the project for review and approval by the City Council. The plan shall include details regarding trail surface, trail width, and trail signage. Furthermore, all trail segments shall be constructed with appropriate trail engineering techniques, as approved by the City's Director of Public Works, to avoid soil erosion and excessive compaction. The public trails, as identified in the city's Conceptual Trails Plan shall include: the Marineland Trail Segment (C5); the Long Point Trail Segment (D4); the Flower Field Trail Segment (E2); and the Café Trail Segment (J2). Furthermore, the beach access trail at the southeast corner of the project site shall also be kept open to the public and shall be maintained by the applicant.

- 71) Prior to issuance of any Certificate of Occupancy, the applicant shall construct a Class II bikeways along Palos Verdes Drive South, adjacent to the project site, to the satisfaction of the Director of Public Works. In the event any drainage grates are required, all grates shall be installed in a manner that is perpendicular to the direction of traffic to the satisfaction of the Director of Public Works.

(REVISED PER RESOLUTION NO. 2005-\_\_ ON OCTOBER 4, 2005)

- 72) All project related trails, as identified in the City's Conceptual Trails Plan, shall be designed to the following minimum standards for trail widths, with easements extending an additional foot on either side of the trail:
- a. Pedestrian Only – 4 foot improved trail width, 6 foot dedication
  - b. Pedestrian/Equestrian – 6 foot improved trail width, 8 foot dedication
  - c. Pedestrian/Bike - 6 foot improved trail width, 8 foot dedication
  - d. Joint Pedestrian/Golf Cart – 10 foot improved trail, 12 foot dedication.

Standard golf cart-only paths, if constructed, shall be 6 feet wide, and require no easement dedication.

If a golf cart path is parallel, but not immediately abutting, a pedestrian path, a 2-foot minimum separation between the two paths shall be incorporated into the design of the paths in question and shall be maintained at all times thereafter. If a golf cart path is immediately abutting a pedestrian path without separation, the golf cart path shall be curbed.

- 73) Where feasible, the applicant shall design, to the satisfaction of the Director of Planning, Building, and Code Enforcement, public trails, public restrooms and public park facilities that are in compliance with the American Disabilities Act requirements.
- 74) The Lower Pool Facility and the trail from the public parking lot nearest the hotel building to the Lower Pool Facility shall be constructed in compliance with all the standards established by the American with Disabilities Act (ADA).
- 75) Where feasible, the applicant shall design trails, to the satisfaction of the Director of Planning, Building and Code Enforcement, that do not exceed a maximum gradient of twenty (20%) percent.

Landscaping/Vegetation

- 76) Prior to issuance of any building or grading permits, the applicant shall record a conservation easement covering the Bluff-face/Habitat Enhancement Area. The

42

conservation easement shall be recorded in favor of the City of Rancho Palos Verdes, and shall first be reviewed and accepted by the City Attorney.

- 77) The Habitat Enhancement Area shall extend from the Los Angeles County Fishing Access Parking Lot to the toe of the slope immediately north of the Lookout Bar . The Habitat Enhancement Area shall be thirty (30) feet wide, as measured from the inland limits of the coastal bluff scrub, as specified in the Mitigation Measures adopted by the City Council by Resolution No. 2002-34. All public trails in this portion of the site shall not encroach into the Habitat Enhancement Area.
- 78) A Landscape Plan shall be prepared by a qualified Landscape Architect in accordance with the standards set forth in RPVMC. The Landscape Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, a qualified Landscape Architect and a qualified botanist, hired by the City, prior to the issuance of any building or grading permits. The applicant shall establish a Trust Deposit account with the City prior to the submittal of Landscape Plans to cover all costs incurred by the City in conducting such review. During the Director's review, the Landscape Plan shall also be made available to the public, including but not limited to representatives from the California Native Plant Society, for review and input.

The Ornamental Landscape Plan shall comply with the water conservation concepts, the View Preservation Ordinance, the planting requirements, the irrigation system design criteria, and all other requirements of the RPVMC. The Plan shall identify the plant and seed sources and the required lead time that will be needed to implement the plan. The plan shall also take into account protected view corridors as identified in the project EIR such that future impacts from tree or other plant growth will not result. A colorful plant palette shall be utilized in the design of the hotel landscaping where feasible, provided that impacts to native and protected vegetation will not occur. No invasive plant species shall be included in the plant palette, except for the following species which exist on-site or within the immediate area: Eucalyptus, Nerium Oleander, Olea Europia (olive tree), Phoenix (all species), Shinus Molle (California Pepper Tree), Shinus Terebinthifolius (Florida Pepper Tree).

The Habitat Enhancement Area, which serves as a plant buffer for the El Segundo Blue Butterfly and the Bluff Habitat shall consist of suitable, locally native plants. In addition, the 50-foot wide planting area inland of the Habitat Enhancement Area, as specified in the adopted Mitigation Monitoring Program (5.3-2c) attached as Exhibit "C" of Resolution No. 2002-34, shall also be planted with suitable, locally native plants and grasses. When available , it is recommended that seeds and plants for both areas come from local sources.

The applicant shall submit for review and approval by the Director of Planning, Building and Code Enforcement and a qualified biologist, at the expense of the applicant, a Habitat Enhancement Management Plan that shall ensure regular maintenance to prevent propagation of invasive plants into the Habitat Enhancement or buffer areas and that any invasive plants that do propagate into the Habitat Enhancement Area will be immediately removed. Said Management Plan shall be submitted for review and approval at the same time as the Landscape Plan.

- 79) Landscaping proposed surrounding the Resort Villas shall be situated in a manner that, at maturity, visually screens the buildings from Palos Verdes Drive South, as well as visually separates the dense appearance of the Villas. Said landscaping shall also be permitted to grow beyond the maximum height of the Villas' roof ridgeline, only when such landscaping is able to screen the roof materials and not block a view corridor, as determined by the Director of Planning, Building and Code Enforcement at the time the Landscape Plan is reviewed.
- 80) Reasonable efforts shall be made by the applicant to preserve and replant existing mature trees, as deemed acceptable by the Director of Planning, Building and Code Enforcement. Any replanted trees, if invasive, shall not be located in the native plant area (30-foot Habitat Enhancement Area and 50-foot transition area). Any such replanted or retained trees shall be noted on the required landscape plans.
- 81) Where practical, landscaping shall screen the hotel building, ancillary structures, and the project's night lighting as seen from surrounding properties and/or public rights-of-way, as depicted on the Landscape Plan.

#### Lighting

- 82) The applicant shall prepare and submit a Lighting Plan for the Resort Hotel Area in compliance with the RPVMC. The Lighting Plan shall clearly show the location, height, number of lights, wattage and estimates of maximum illumination on site and spill/glare at property lines for all exterior circulation lighting, outdoor building lighting, trail lighting, parking lot lighting, landscape ambiance lighting, and main entry sign lighting. The Lighting Plan shall be submitted for review and approval by the Director of Planning, Building and Code Enforcement prior to issuance of any building permit for the Resort Hotel Area. Furthermore, prior to the Director's review, the Lighting Plan shall be reviewed and approved by a qualified biologist for potential impacts to wildlife.

- 83) Parking and Security lighting shall be kept to minimum safety standards and shall conform to City requirements. Fixtures shall be shielded so that only the subject property is illuminated; there shall be no spillover onto residential properties or halo into the night sky. A trial period of ninety (90) days from the installation of the project exterior lighting for the hotel, spa, west casitas, east casitas, villas, clubhouse, golf practice facility, tennis courts, surface parking lots, and parking structure shall be assessed for potential impacts to the surrounding environment. At the end of the ninety (90) day period, the Director of Planning, Building and Code Enforcement may require additional screening or reduction in the intensity or number of lights which are determined to be excessively bright or otherwise create adverse impacts.
- 84) Outdoor tennis court lighting shall be permitted on individual timers up to 10:00 p.m. Light poles for such lighting shall not exceed an overall height of 16 feet, including the light fixture.
- 85) No golf practice facility lighting shall be allowed other than safety lighting for the use of trails through the golf practice facility areas and lighting for the clubhouse and adjacent parking lot.

#### Signs

- 86) Prior to the issuance of any building, a Uniform Sign Program shall be submitted to the Planning Department for review and approval by the City Council, at a duly noticed public hearing. The Sign Program shall include all exterior signs including resort identification signs, spa identification signs, golf practice facility signs including routing signs and any warning signs, public safety signs for trails and park areas, educational signs about habitat or wildlife and any other proposed project signs. Furthermore, the Sign Program shall indicate the colors, materials, locations and heights of all proposed signs. Said signs shall be installed prior to issuance of any Certificate of Occupancy.

#### Utilities/Mechanical Equipment

- 87) Prior to issuance of any Certificate of Occupancy, all utilities exclusively serving the project site shall be placed underground including cable television, telephone, electrical, gas and water. All appropriate permits shall be obtained for any such installation. Cable television, if utilized, shall connect to the nearest trunk line at the applicant's expense.
- 88) Prior to issuance of any Certificate of Occupancy, all existing above ground utilities serving the project site within the public right-of-way adjacent to the property frontage of the project site shall be placed underground by the applicant.

In addition, the two (2) power poles on either side of Palos Verdes Drive South, and the lines thereon, shall be placed underground.

- 89) No above ground utility structures cabinets, pipes, or valves shall be constructed within the public rights-of-way without prior approval of the Director of Public Works.
- 90) Mechanical equipment, vents or ducts shall not be placed on roofs unless the applicant demonstrates, to the satisfaction of the Director of Planning, Building and Code Enforcement, that there is no feasible way to place the equipment elsewhere. In the event that roof mounted equipment is the only feasible method, all such equipment shall be screened and/or covered to the satisfaction of the Director of Planning, Building, and Code Enforcement so as to reduce their visibility from adjacent properties and the public rights-of-way. Any necessary screening or covering shall be architecturally harmonious with the materials and colors of the buildings, and shall not increase any overall allowed building height permitted by this approval. This condition shall apply to all buildings in the Resort Hotel Area, including but not limited to, the hotel, bungalows, casitas, villas, spa, and golf clubhouse.
- 91) Use of satellite dish antenna(e) or any other antennae shall be controlled by the provisions set forth in the RPVMC. Centralized antennae shall be used rather than individual antennae for each room, building or accommodation.
- 92) Mechanical equipment, regardless of its location, shall be housed in enclosures designed to attenuate noise to a level of 65 dBA at the project site's property lines. Mechanical equipment for food service shall incorporate filtration systems to eliminate exhaust odors.
- 93) All hardscape surfaces, such as the parking area and walkways, shall be properly maintained and kept clear of trash and debris. The hours of maintenance of the project grounds shall be restricted to Mondays through Fridays from 7:00 a.m. to 5:00 p.m., and on Saturdays from 9:00 a.m. to 4:00 p.m. Said maintenance activities shall be prohibited on Sundays and National holidays.
- 94) The storage of all goods, wares, merchandise, produce, janitorial supplies and other commodities shall be permanently housed in entirely enclosed structures, except when in transport.

46

Fences, Walls, and Gates

- 95) No freestanding fences, walls, or hedges shall be allowed, unless a Uniform Fencing Plan is reviewed and approved by the Director of Planning, Building, and Code Enforcement, except as otherwise required by these conditions or the mitigation measures set forth in the Mitigation Monitoring Plan attached as Exhibit "C" to Resolution No. 2002-34. Said Fencing Plan shall be reviewed and approved prior to issuance of any building permit and shall be installed prior to issuance of any Certificate of Occupancy. No entry gates shall be permitted.
- 96) The design of the fencing required along the bluff top park, bluff top trails, and the Habitat Preserve Areas shall be included in the Public Amenities Plan, as required herein. Said fencing shall be modeled to generally resemble the wood / cable fence installed in City parks, such as Shoreline Park and Ocean Trails.
- 97) All pools and spas shall be enclosed with a minimum 5' high fence, with a self-closing device and a self-latching device located no closer than 4' above the ground.
- 98) All fencing surrounding the Lower Pool Facility, including pool and spa security fencing, shall be constructed in a manner that meets the minimum fence standards for pool safety, as noted in the above condition, and shall minimize a view impairment of the coastline as determined by the Director of Planning, Building and Code Enforcement.
- 99) No safety netting for the golf course or practice facility shall be permitted.
- 100) Any on-site fencing along Palos Verdes Drive South shall be no higher than two (2) feet in height and shall be modeled to generally resemble the fencing installed along Palos Verdes Drive West for the Ocean Front Estates project. The landscaping along said fence shall be limited to 1-foot in height.

Source Reduction and Recycling

- 101) 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 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, office and guest room waste. The Plan shall also incorporate grass cycling, composting, mulching and xeriscaping in ornamental landscaped areas. Grass cycling, composting, or mulching shall not be used in the Habitat Areas. It is the City's intention for the

47

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.

- 102) Prior to issuance of any building or grading permits, an approved Construction and Demolition Materials Management Plan (CDMMP or the Plan) 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 85% of the existing on-site asphalt, base and concrete, through reuse on-site or processing at an off-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 (AB 939). In no case shall the Plan propose to recycle less than the state mandated goals as they may be amended from time to time.
- 103) 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.
- 104) Where possible, the site design shall incorporate for solid waste minimization, the use of recycled building materials and the re-use of on-site demolition debris.
- 105) The project site design shall incorporate areas for collection of solid waste with adequate space for separate collection of recyclables.

#### Street and Parking Improvements

- 106) Prior to issuance of any Certificate of Occupancy, emergency vehicular access shall be installed at the project site, specifically to the hotel, villas, casitas, and the golf club house and golf practice facilities. A Plan identifying such emergency access shall be submitted to the Fire Department and the Director of Public Works for review and approval prior to issuance of any grading or building permit.
- 107) Prior to issuance of any building permit, the applicant shall prepare an Emergency Evacuation Plan for review and approval by the Director of Planning, Building and Code Enforcement. Said plan shall comply with the City's SEMS Multihazard Functional Plan.

48

- 108) The applicant shall construct and retain no fewer than 875 parking spaces on the resort property, of which 50 parking spaces shall be dedicated for public use during City Park Hours, which are from one hour before sunrise until one after sunset. The 50 dedicated public parking spaces on the resort hotel property nearest to the hotel building may be used by the hotel to accommodate its overflow valet parking needs when the City parks are closed for those wishing to use hotel amenities but who are not staying overnight. Additionally, these 50 public parking spaces may be used by the operator of the resort hotel for special events during City park hours, provided that a Special Use Permit is obtained from the Planning Department, which shall be processed pursuant to the provisions of the RPVMC. The applicant shall install signs in the public parking lot nearest to the hotel building stating that additional public parking is available at the Fishing Access parking lot. The applicant shall also expand the Fishing Access Parking Lot by constructing 50 additional public parking spaces that shall be deeded to the City as a public parking area.
- 109) Prior to issuance of any Certificate of Occupancy, an appropriate public access easement in favor of the City across the resort entry drive from Palos Verdes Drive South to the designated public parking area adjacent to the main hotel building, in a form acceptable to the City Attorney, shall be recorded.
- 110) A Parking Lot Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of project-related grading permits. The Parking Lot Plan shall be developed in conformance with the parking space dimensions and parking lot standards set forth in RPVMC or allowed in this condition of approval, and shall include the location of all light standards, planter boxes, directional signs and arrows. No more than 20% of the total parking spaces shall be in the form of compact spaces. The filing fee for the review of the Parking Plan shall be in accordance to the City's Fee Schedule as adopted by Resolution by the City Council.

Valet parking shall be permitted as part of the hotel operation provided it is operated and managed 24-hours a day by the hotel operators. No more than 203 (23%) of the required 875 parking spaces shall be designated as valet parking spaces. The designated valet parking lot shall be on the lower floor of the parking structure, unless otherwise noted in the conditions herein, and each vehicle parking stall shall be a minimum of 8½' wide by 18' deep. Tandem parking stalls for use by a maximum of three vehicles, shall be permitted for the designated valet parking lot. All valet employees who operate a motor vehicle shall have in their possession a valid driver's license.

(REVISED PER RESOLUTION NO. 2005-\_\_ ON OCTOBER 4, 2005)

Resolution No. 2005-\_\_  
Exhibit B  
Page 26 of 40

49

- 111) Prior to the recordation of any final map, or issuance of any grading permit, the applicant shall submit security, in a form reasonably acceptable to the City, to cover any damage caused to existing public roadways during construction. The amount of said security shall be determined by the Director of Public Works.
- 112) Prior to issuance of any Certificate of Occupancy, the applicant shall replace all damaged curbs, gutters, and sidewalks along the project's Palos Verdes Drive South frontage, as determined by the Director of Public Works. Prior to approval of the Street Improvement Plan, the applicant shall post a security bond in an amount sufficient to ensure completion of such improvements, including, without limitation, the costs for labor and material. The amount of such security shall be determined by the Director of Public Works
- 113) All proposed driveways shall be designed in substantially the same alignment as shown on the approved site plans, subject to final design review and approval by the Los Angeles County Fire Department and the Director of Public Works.
- 114) Any on-site raised and landscaped medians and textured surfaces shall be designed to standards approved by the Director of Public Works.
- 115) Handicapped access ramps shall be installed and or retrofitted in accordance with the current standards established by the Americans with Disabilities Act. Access ramps shall be provided at all intersections and driveways.
- 116) If excavation is required in any public roadway, the roadway shall be resurfaced with an asphalt overlay to the adjacent traffic lane line to the satisfaction of the Director of Public Works.
- 117) Prior to commencing any excavation within the public rights-of-way, the applicant shall obtain all necessary permits from the Director Public Works.
- 118) Prior to the recordation of a final map or issuance of any building or grading permits, whichever comes first, the applicant shall construct or enter into an agreement and post security guaranteeing the construction of the following public and/or private improvements in conformance with the applicable City Standards: street improvements, medians, sidewalks, drive approaches, bus turnouts and shelters, bikeways, trails, signing, striping, storm drain facilities, sub-drain facilities, landscape and irrigation improvements (medians, slopes, parks, and public areas including parkways), sewer, domestic water, monumentation, traffic signal systems, trails, and the undergrounding of existing and proposed utility lines. If security is posted it shall be in an amount sufficient to ensure completion of such improvements, including, without limitation, the costs for labor and

materials. The amount of such security shall be determined by the Director of Public Works. The security referred to in this condition may be grouped into one of the following categories, provided that all of the items are included within a category: 1) Landscape and Irrigation; 2) On-site Street Improvement Plans and Parking, and 3) Palos Verdes Drive South Improvements.

- 119) Prior to the issuance of any Certificate of Occupancy, the applicant shall complete the street improvements to Palos Verdes Drive South as identified in the Mitigation Measures set forth in the Mitigation Monitoring Plan attached as Exhibit "C" to Resolution No. 2002-34. The improvements shall include the following: Installation of a new traffic signal on Palos Verdes Drive South at the project entrance, a right turn lane for south-bound traffic to facilitate ingress into the project and a lengthened left turn lane for north-bound traffic to facilitate ingress into the project.
- 120) Prior to issuance of any Certificate of Occupancy, the applicant shall improve with landscaping and irrigation the median and parkway along Palos Verdes Drive South, in the area generally located in front of the project site's entrance driveway, including the portion of the median that is to be improved with an expanded left-turn pocket, up to the eastern most driveway of the Fishing Access Parking Lot. If available, said landscaping shall consist of non-invasive plant species, except the permitted invasive species listed in Condition No. 78, as deemed acceptable by the Director of Public Works.
- 121) The design of all interior streets shall be subject to review and approval by the Director of Public Works.
- 122) The applicant shall dedicate vehicular access rights to Palos Verdes Drive South to the City, except as provided for private driveways and emergency access as shown on the site plan.
- 123) Prior to the approval of Street Improvement Plans, the applicant shall submit detailed specifications for the structural pavement section for all streets, both on-site and off-site including parking lots, to the Director of Public Works for review and approval.

Traffic

- 124) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the City of Los Angeles for its fair share of the following improvements to the intersection of Western Avenue (NS) at 25th Street (EW): Provide east leg of 25<sup>th</sup> Street with one left turn lane, two through lanes, and one right turn lane.

51

- 125) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the City of Rolling Hills Estates for its fair share of the following improvements to the intersection of Hawthorne Boulevard (NS) at Palos Verdes Drive North (EW): Provide west leg with one left turn lane, one shared left and through lane, one through lane, and one right turn lane.
- 126) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay The City of Rolling Hills Estates for its fair share of the following improvements to the intersection of Silver Spur Road( NS) at Hawthorne Boulevard (EW): Provide north leg with one left turn lane, two through lanes, and one right turn lane; and re-stripe south leg with two left turn lanes, one through lane, and one right turn lane.
- 127) Prior to issuance of building or grading permits, the applicant shall provide security, in a form reasonably acceptable to the Director of Public Works, in the amount of \$100,000 to cover the cost of mitigating any impacts caused by this project that would require the installation of any new traffic signal that may be required along Hawthorne Boulevard, Palos Verdes Drive South, or Palos Verdes Drive West. This security will be held by the City in accordance with the provisions of Government Code Section 66001 for a minimum five year period, from the date of the main hotel building's Certificate of Occupancy.
- 128) Upon the opening of the resort hotel or golf practice facility, whichever occurs first, the hotel operators shall implement a shuttle service between the Long Point Resort Hotel and the Ocean Trails Golf Course. The use of low emissions vehicles shall be used for the shuttles. The hotel operators shall design the schedule of the shuttles so as to encourage and maximize its use by hotel guests.
- 129) The applicant shall comply with all applicable provisions of the City's Transportation Demand Management and Trip Reduction Ordinance as set forth in RPVMC Section 10.28.

**GRADING PERMIT NO. 2229**

**Grading**

- 130) The following maximum quantities and depths of grading are approved for the Resort Hotel Area, as shown on the approved grading plans received by the City on May 21, 2002, and prepared by Incledon Kirk Engineers:
  - a. Maximum Total Grading (Cut and Fill): 784,550 cubic yards.

52

- b. Maximum Cut: 411,889 cubic yards (392,275 cubic yards with 5% shrinkage).
- c. Maximum Fill: 392,275 cubic yards.
- d. Maximum Depth of Cut: 35 feet (located in the area of the western most bungalow units).
- e. Maximum Depth of Fill: 21 feet (located in the area of the more inland row of Western Casitas).

Any modifications resulting in additional grading in excess of the above amounts shall require approval of an amendment to the grading permit by the City Council. This is a balanced grading project. No import or export of earth shall be permitted, except as provided in Condition No. 155.

- 131) All recommendations made by the City Geologist, the City Engineer, and the Building and Safety Division during the ongoing review of the project shall be incorporated into the design and construction of the project.
- 132) All recommendations made by the project's geologist, as modified by comments from the City's reviewers, shall be incorporated into the design and construction of the project.
- 133) If applicable, as determined by the City Geologist, prior to the issuance of grading permits, a bond, cash deposit, or combination thereof, shall be posted to cover costs for any geologic hazard abatement in an amount to be determined by the Director of Public Works.
- 134) Prior to issuance of a grading permit by Building and Safety, the applicant shall submit to the City a Certificate of Insurance demonstrating that the applicant has obtained a general liability insurance policy in an amount not less than five million dollars per occurrence and in the aggregate to cover awards for any death, injury, loss or damage, arising out of the grading or construction of this project by the applicant. Said insurance policy must be issued by an insurer that is authorized to do business in the State of California with a minimum rating of A-VII by Best's Insurance Guide or a rating of at least A by Standard & Poors. Such insurance shall name the City and the members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers and agents serving as its independent contractors in the role of City officials, as additional insureds. A copy of this endorsement shall be provided to the City. Said insurance shall be maintained in effect for a minimum period of five (5) years following the final inspection and approval of said work by the City and shall not be canceled or reduced during the grading or construction work without providing at least thirty (30) days prior written notice to the City.

53

- 135) All on-site public improvements (Parking lots, sidewalks, ramps, grading) shall be bonded for with the appropriate improvement bonds in amounts to be deemed satisfactory by the Director of Public Works.
- 136) Prior to issuance of a grading permit, the applicant shall provide the Director of Planning, Building and Code Enforcement a plan that demonstrates how dust generated by grading activities will be mitigated so as to comply with the South Coast Air Quality Management District Rule 403 and the City's Municipal Code Requirements which require watering for the control of dust.
- 137) Prior to the issuance of a grading permit, the applicant shall prepare a plan indicating, to scale, clear sight triangles, which shall be maintained at each roadway and driveway intersection. No objects, signs, fences, walls, vegetation, or other landscaping shall be allowed within these triangles in excess of three feet in height.
- 138) Prior to the issuance of a grading permit, the following improvements shall be designed in a manner meeting the approval of the Director of Public Works: 1) all provisions for surface drainage; 2) all necessary storm drains facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) all water quality related improvements. Where determined necessary by the Director of Public Works, associated public street and utility easements shall be dedicated to the City.
- 139) Prior to the issuance of any precise grading permit, the applicant shall submit to the Director of Public Works, a plan for the placement of traffic signing, pavement delineation, and other traffic control devices.
- 140) Prior to the issuance of grading permits, the applicant shall submit to the Director of Public Works, for his review and approval, a construction traffic management plan. Said plan shall include the proposed routes to and from the project site for all deliveries of equipment, materials, and supplies, and shall set forth the parking plan for construction employees. All construction related parking must be accommodated on-site. No construction related parking shall be permitted off-site.
- 141) If applicable, as determined by the City Geologist, prior to the issuance of a grading permit, all geologic hazards associated with this proposed development shall be eliminated, or the City Geologist shall designate a restricted use area on the Final Parcel Map where the erection of buildings or other structures shall be prohibited.

54

- 142) Prior to the issuance of building permits, an independent Geology and/or Soils Engineer's report on the expansive properties of soils on all building sites shall be submitted for review and approval by the City Geologist in conformance with the accepted City Practice.
- 143) Prior to the issuance of a building permit, an as-built geological report shall be submitted for structures founded on bedrock, and an as-built soils and compaction report shall be submitted for structures founded on fill as well as for all engineered fill areas.
- 144) Prior to the issuance of a grading permit, the applicant's project geologist shall review and approve the final plans and specifications and shall stamp and sign such plans and specifications.
- 145) Prior to the issuance of a grading permit, a grading plan review and geologic report, complete with geologic map, shall be submitted for review and approval by the City's Geotechnical Engineer.
- 146) Except as specifically authorized by these approvals, foundations shall be set back from the Coastal Setback Line in accordance with the RPVMC and shall extend to such a depth as to be unaffected by any creep-prone surficial soil and/or weathered bedrock. Field review and certification by the project geologist is required.
- 147) All grading shall be monitored by a licensed engineering geologist and/or soils engineer in accordance with the applicable provisions of the RPVMC and the recommendations of the City Engineer. Written reports, summarizing grading activities, shall be submitted on a weekly basis to the Director of Public Works and the Director of Planning, Building, and Code Enforcement.
- 148) The project shall comply with all appropriate provisions of the City's Grading Ordinance, unless otherwise approved in these conditions of approval.
- 149) Grading activity on site shall occur in accordance with all applicable City safety standards.
- 150) Prior to final grading inspection by Building and Safety, the graded slopes shall be properly planted and maintained in accordance with the approved landscaping plan. Plant materials shall generally include significant low ground cover to impede surface water flows, and shall be non-invasive, except the permitted invasive species listed in Condition No. 78

- 151) Prior to final grading inspection by Building and Safety, all manufactured slopes shall be contour-graded to achieve as natural an appearance as is feasible.
- 152) Any water features (lakes, ponds, fountains, and etc.) associated with the golf practice facility, excluding the bioswales used in the water quality treatment train, shall be lined to prevent percolation of water into the soil. Designs for all water features shall be included on the grading plans submitted for review by the City's Building Official and Geotechnical Engineer.
- 153) The City's Building Official, Geotechnical Engineer and Biologist shall determine in their review of the grading plans whether water features associated with the water quality treatment train, such as the bioswales or catch basins, shall be lined to prevent water percolation into the soil, and potential impacts to nearby sensitive habitat areas.
- 154) The proposed swimming pool and spa for the Lower Pool Facility shall be double lined and shall contain a leak detection system, subject to review and approval by the City's Building Official.
- 155) Should the project require removal of earth, rock or other material from the site, the applicant shall first obtain City approval in the form of a revised Conditional Use Permit and Grading Permit application. Said review shall evaluate potential impacts to the surrounding environment associated with export or import. If the revised grading impacts are found to be greater than identified in the Certified EIR that cannot be mitigated to an insignificant level, a Supplemental EIR shall be prepared and reviewed by the City, at the expense of the applicant. Furthermore, the applicant shall prepare and submit a hauling plan to the Public Works Department for review and approval prior to issuance of grading permits.
- 156) The use of a rock crusher on-site shall be conducted in accordance with the project's mitigation measures and shall be contained to the area analyzed in the project's Environmental Impact Report.
- 157) During the operation of the rock crusher, a qualified biologist shall monitor noise levels generated by the activity for potential impacts to nearby wildlife. Said specialist shall be hired by the City at the cost of the applicant, in the form of a trust deposit account provided by the applicant.
- 158) Retaining walls shall be limited in height as identified on the grading plans that are reviewed and approved by the City. Any retaining walls exceeding the permitted heights shall require the processing of a revised grading permit for review and approval by the Director of Planning, Building and Code Enforcement.

Drainage

- 159) The irrigation system and area drains proposed shall be reviewed and approved by the City's Geotechnical Engineer and Director of Public Works.
- 160) A report shall be prepared demonstrating that the grading, in conjunction with the drainage improvements, including applicable swales, channels, street flows, catch basins, will protect all building pads from design storms, as approved by the Director of Public Works.
- 161) All drainage swales and any other at-grade drainage facilities, including gunite, shall be of an earth tone color, as deemed necessary by the Director of Building Planning and Code Enforcement.
- 162) Prior to issuance of any building or grading permits, the applicant shall submit a Local Grading and Drainage Plan identifying how drainage will be directed away from the bluff top, natural drainage courses and open channels to prevent erosion and to protect sensitive plant habitat on the bluff face. Said Plan shall be reviewed by the Director of Public Works and the Director of Planning, Building and Code Enforcement. Said review shall also analyze whether potential impacts to the bluff top or bluff face may be caused by the proposed drainage concept.
- 163) Drainage plans and necessary supporting documents that comply with the following requirements shall be submitted for review and approval by the Director of Public Works prior to the issuance of grading permits: A) drainage facilities that protect against design storms shall be provided to the satisfaction of the Director of Public Works and any drainage easements for piping required by the Director of Public Works shall be dedicated to the City on the Final Map; B) sheet overflow and ponding shall be eliminated or the floors of buildings with no openings in the foundation walls shall be elevated to at least twelve inches above the finished pad grade; C) drainage facilities shall be provided so as to protect the property from high velocity scouring action; and D) contributory drainage from adjoining properties shall be addressed so as to prevent damage to the project site and any improvements to be located thereon.
- 164) Prior to the issuance of the Certificate of Occupancy, the applicant shall upgrade the drainage facility that currently is located on the Fisherman's access property and construct a pipe that will convey this water to the proposed drainage system terminating at Outlet No. 2 to the satisfaction of the Director of Public Works.
- 165) Prior to the issuance of any grading or building permit, the applicant shall prepare and submit a Master Drainage Plan for review and approval by the Director of

Public Works. The Plan shall demonstrate adequate storm protection from the design storm, under existing conditions, as well as after the construction of future drainage improvements by the City along Palos Verdes Drive South immediately abutting the project site.

- 166) Prior to the issuance of any grading permit, the applicant shall demonstrate to the satisfaction of the Director of Public Works that the design storm can be conveyed through the site without conveying the water in a pipe and without severely damaging the integrity of the Urban Stormwater Mitigation Plan (USMP), especially the bioswale system. If such integrity cannot be demonstrated, the applicant shall redesign the USMP to the satisfaction of the Director of Public Works, which may require offsite flows to be diverted into a piped system and carried through the site. If the piped system is used, the applicant shall dedicate a drainage easement to the City to the satisfaction of the Director of Public Works.
- 167) Prior to the issuance of a grading permit that proposes to convey off-site drainage through the subject property, the applicant shall execute an agreement with the City that is satisfactory to the City Attorney that defending, indemnifying and holding the 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 officials, (collectively, "Indemnitees") harmless from any damage that may occur to the subject property or any improvements, persons or personal property located thereon due to the conveyance of offsite design storm flows through the site.

NPDES

- 168) Prior to acceptance of the storm drain system, all catch basins and public access points that cross or abut an open channel, shall be marked with a water quality message in accordance with City Standards.
- 169) Prior to the issuance of any grading or building permits, the applicant shall furnish to the Director of Public Works, for review and approval, the project's Water Quality Management Plan and Maintenance Agreement outlining the post-construction Best Management Practices (BMPs).
- 170) Prior to issuance of any building or grading permits, the applicant shall submit for review and approval by the Director of Public Works a Storm Water Pollution Prevention Plan (SWPPP) describing the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for Storm Water Discharges associated with construction activity (Grading Permit), No. CA s000002.

- 171) Prior to issuance of any building or grading permit, the applicant shall submit to the Director of Public Works a Water Quality Management Plan ("Plan"), for review and approval by the City Council at a duly noticed public hearing. The Water Quality Management Plan, which shall remain in effect for the life of the project, shall identify the Best Management Practices (BMPs) used to minimize and reduce project storm water and runoff pollutants. The Plan shall include project water quality parameters that meet the objectives of the California Ocean Plan for non-point discharges in receiving water bodies. Additionally, all storm water treatment systems shall be designed in accordance with the Los Angeles County Department of Public Works "Manual for the Standard Urban Stormwater Mitigation Plan(SUSMP)". The specific BMP design criteria in the SUSMP (May 2002), as developed by the U.S. EPA and American Society of Civil Engineers, shall be followed.

The Plan shall contain the operation, maintenance and monitoring procedures, including Fire and Argentine ant management. The Plan shall indicate potential impacts of the storm water treatment train to surrounding plants and wildlife. The monitoring of the treatment train shall include the bioswales and catch basins for the accumulation of pollutants through sampling and testing of both soil material and vegetation. The Plan shall indicate the frequency of the required monitoring and the frequency of the removal and replacement of plant material and soil from the bioswale. Said report shall be reviewed and approved by the City's Biologist and/or Chemists. Said monitoring shall be required for the life of the project. All costs associated with the review, installation and maintenance of the Plan and project related BMPs shall be the responsibility of the applicant. If the plan requires construction of improvements, such plans shall be reviewed and approved by the Director of Public Works.

- 172) Prior to the issuance of any Certificate of Occupancy, the Water Quality Management Plan Maintenance Agreement, outlining the post-construction Best Management Practices, shall be recorded with the Los Angeles County Recorders Office.
- 173) Prior to issuance of any building or grading permits, the applicant shall file any required documents, including the Notice of Intent, and obtain all required permits from the California Regional Water Quality Control Board.
- 174) Prior to issuance of any building or grading permits, the applicant shall submit for review and approval by the Director of Public Works an Erosion Control Plan. Said Plan shall be designed in conformance with the City standards and the requirements of the Regional Water Quality Control Board.

- 175) Prior to issuance of any Certificate of Occupancy, the applicant shall implement the project in full compliance with the standard urban storm water mitigation plan adopted by the Regional Water Quality Control Board.
- 176) Prior to the City Council's review of the Water Quality Management Plan, the City's Geotechnical Engineer shall review and approve the Plan. In the event the City's Geotechnical Engineer determines that additional improvements need to be constructed, the applicant shall revise the Plan accordingly.

Sewers

- 177) Prior to issuance of any building or grading permits, the applicant shall prepare sewer plans in accordance with the Countywide Sewer Maintenance District. The applicant shall be responsible for the transfer of sewer facilities to the Countywide Sewer Maintenance District for maintenance.
- 178) A sewer improvement plan shall be prepared as required by the Director of Public Works and the County of Los Angeles.
- 179) Prior to issuance of building or grading permits, the applicant shall submit to the Director of Public Works, a written statement from the County Sanitation District accepting any new facility design and/or any system upgrades with regard to existing trunk line sewers. Said approval shall state all conditions of approval, if any.
- 180) Prior to the issuance of any Certificate of Occupancy, the applicant shall dedicate sewer easements to the City, subject to review and approval by the Director of Building, Planning and Code Enforcement and the Director of Public Works with respect to the final locations and requirements of the sewer improvements.
- 181) Sewer Improvement plans shall be approved by the County of Los Angeles, the County Sanitation Districts, and the Director of Public Works.
- 182) A sewer connection fee shall be paid to the County Sanitation Districts of Los Angeles County prior to the issuance of a permit to connect to the sewer line.

Water

- 183) Prior to the construction of any water facilities, the Director of Public Works shall review and approve the water improvement plan. Any water facilities that cannot be constructed below ground shall be located on the subject property and screened from view from any public rights-of-way, to the satisfaction of the Director of Public Works and the Director of Planning, Building and Code

60

Enforcement. In addition, an easement to California Water Service shall be dedicated prior to issuance of any grading or building permits.

- 184) The project site shall be served by adequately sized water system facilities which shall include fire hydrants of the size and type and location as determined by the Los Angeles County Fire Department. The water mains shall be of sufficient size to accommodate the total domestic and fire flows required for the development. Domestic flow requirements shall be determined by the City Engineer. Fire flow requirements shall be determined by the Los Angeles County Fire Department and evidence of approval by the Los Angeles County Fire Department is required prior to issuance of building permits.
- 185) Framing of structures shall not begin until after the Los Angeles County Fire Department has determined that there is adequate fire fighting water and access available to said structures.
- 186) The applicant shall file with the Director of Public Works an unqualified "will serve" statement from the purveyor serving the project site indicating that water service can be provided to meet the demands of the proposed development. Said statement shall be dated no more than six months prior to the issuance of the building permits for the main hotel structure. Should the applicant receive a qualified "will serve" statement from the purveyor, the City shall retain the right to require the applicant to use an alternative water source, subject to the review and approval of the City, or the City shall determine that the conditions of the project approval have not been satisfied.
- 187) Prior to the issuance of building or grading permits, the applicant shall file with the Director of Public Works, a statement from the purveyor indicating that the proposed water mains and any other required facilities will be operated by the purveyor, and that under normal operating conditions the system will meet the needs of the project.

TENTATIVE PARCEL MAP NO. 26073

- 188) The proposed parcel map shall result in the creation of four (4) parcels (resort hotel parcel, west casita parcel, east casita parcel, and villa parcel). The 2.2 acre Bluff Top park and Fishing Access Expansion Parking Lot shall be separately deeded to the City prior to recordation of the Final Map.
- 189) The applicant shall record a restrictive covenant or other document that is satisfactory to the City Attorney that requires all of the various parcels that are within the boundaries of the parcel map to be fully managed by the resort hotel operator.

61

- 190) The applicant shall supply the City with one mylar and ten copies of the map no later than thirty (30) days after the final map has been filed with the Los Angeles County Recorders Office.
- 191) All improvement plans shall be as-built upon completion of the project. Once the as-built drawings are approved, the applicant shall provide the City with a duplicate mylar of the plans.
- 192) The improvement plans shall be prepared by a Registered Civil Engineer, and shall be prepared on standard city size sheets. Plans shall be in substantial conformance with the approved tentative map and site plan as approved by the City Council and stamped by the Planning Department with the effective date of this approval.
- 193) This approval expires twenty-four (24) months from the date of approval of the parcel map by the City Council, unless extended per Section 66452.6 of the California Government Code and Section 16.16.040 of the RPVMC. Any request for extension shall be submitted to the Planning Department in writing at least sixty (60) days prior to the expiration of the tentative map.
- 194) This development shall comply with all requirements of the various municipal utilities and agencies that provide public services to the property.
- 195) According to Section 16.20.130 of the RPVMC and the Subdivision Map Act (California Government Code Section 66410 *et seq.*), at the time of making the survey for the final parcel map, the engineer or surveyor shall set sufficient durable monuments to conform with the standards of the Subdivision Map Act. Prior to recording the final map, the exterior boundary of land being subdivided shall be adequately monumented with no less than a two (2) inch iron pipe, at least eighteen (18) inches long, set in dirt and filled with concrete at each boundary corner. The parcel lot corners shall be monumented with no less than one-half inch iron pipe for the interior monuments. Spikes and washers may be set in asphalt pavement and lead and tacks may be set in concrete pavement or improvements in lieu of pipes. All monuments shall be permanently marked or tagged with the registration or license number of the engineer or surveyor under whose supervision the survey was made.
- 196) The applicant shall be responsible for repair to any public streets which may be damaged during development of the subject parcels.
- 197) Easements shall not be granted within easements dedicated or offered for dedication to the City until after the final map is filed and recorded with the

62

County Recorder. No easements shall be accepted after recording of the final map that in any way conflict with a prior easement dedicated to the City, or any public utility. All existing easements shall remain in full force and effect unless expressly released by the holder of the easement.

- 198) Any easement that lies within or crosses public rights-of-way propose to be deeded or dedicated to the City, shall be subordinated to the City prior to acceptance of the rights-of-way, unless otherwise exempted by the Director of Public Works.

Prior to Submittal of the Final Map

- 199) Prior to submitting the final map to the City Engineer for examination, the applicant shall obtain clearance from all affected departments and divisions, including a clearance from the City Engineer for the following items: mathematical accuracy, survey analysis, correctness of certificates and signatures.

Prior to Approval of the Final Map

- 200) Prior to approval of the final map, any off-site improvements, such as rights-of-way and easements, shall be dedicated to the City.
- 201) Prior to approval of the final map, all existing public or private easements, including utility easements, shall be shown on the final parcel map.
- 202) Prior to the issuance of any Certificate of Occupancy, the parkland dedication requirement shall be fulfilled by the applicant in the form of either dedication of land for park purposes or the payment of in-lieu fees, or a combination thereof, as determined by the City Council pursuant to the RPVMC.
- 203) Prior to the issuance of any Certificate of Occupancy, the applicant shall pay the affordable housing fee required in accordance with the RPVMC.
- 204) The final map is subject to review and approval by the City Engineer. The applicant shall establish a trust deposit with the City to cover any costs incurred by the City in conducting this review.
- 205) The proposed parcel map shall adhere to all the applicable dedications and improvements required per Chapter 16.20 of the RPVMC.

63



**RECEIVED**

SEP 08 2005

**PLANNING, BUILDING &  
CODE ENFORCEMENT**

September 6, 2005

Ara Michael Mihranian, AICP  
Senior Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

Re: **Long Point Resort – Permit Extension**

Dear Ara:

Pursuant to Condition 18 of Resolution No. 2004-78 Exhibit B, the approvals for the Long Point Resort project will expire on October 5, 2005. Pursuant to that condition, on behalf of the applicant, Long Point Development, LLC, we hereby request that the City Council grant a one year extension of the approvals granted for the Long Point Resort project per that Resolution as thereafter amended.

We request that the matter be added to the earliest possible City Council agenda to ensure its approval before the expiration of the current approvals. As you know, the developer has been working diligently to obtain the necessary permit from the California Coastal Commission and to fulfill the conditions precedent to obtaining building permits from the City of Rancho Palos Verdes.

Thank you for your assistance. We are available, as always, to provide any information or materials you or the Council may require to support this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Lamparter', written over a horizontal line.

Keith Lamparter  
Vice President – Development Manager  
Long Point Development, LLC

(64)

RECEIVED

SEP 27 2005

PLANNING, BUILDING &  
CODE ENFORCEMENT



September 25, 2005

Ara Michael Mihranian, AICP  
Senior Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

Re: Long Point Resort –Parking Management Plan and Valet Parking Narrative

Dear Ara:

This letter is in regards to the revised Parking Management Plan and Long Point Valet Parking and Public Parking Zone Policy resubmitted on September 13, 2005. We are requesting that the City of Rancho Palos Verdes amend Condition 110 of the Long Point Resort Hotel Conditions of Approval to accommodate Valet Parking Standards and allow a maximum of 20 % parking spaces to be compact stalls in accordance with the City of Ranch Palos Verdes Parking Ordinances.

The mandate of our Parking Management Plan is to expeditiously manage resort parking safely and efficiently. Valet Parking Standards would further enhance this by allowing us to reduce the disruption of vehicular traffic, thereby providing further protection to the health, safety and welfare of the public. Long Point Development proposes the following Valet Standards apply to Valet Parking Services:

1. The standards shall authorize the Long Point Development to provide valet parking in a designated valet only parking area. This zone shall consist of 203 of the 1083 spaces provided on site. We will provide these spaces in the lower floor of the proposed Parking Structure.
2. These spaces will be designed to accommodate tandem parking of vehicles and shall be limited to a maximum of three vehicles (i.e. a maximum of two (2) vehicles shall be required to be moved to reach the vehicle sought).
3. The individual dimensions for the valet only spaces shall be 8.5' X 18'.
4. The location of the proposed valet parking drop off zone is to be the area adjacent to the Hotel Entrance. This area will be staffed 24 hrs. a day by the resort operator.

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5. The routes proposed to be used between the valet parking zone and the parking spaces proposed for storing vehicles is North from the Hotel Entry , east at the four way intersection and north into the lower floor of the structure. This distance is approximately 500 feet.
6. All valet employees who operate motor vehicles shall have in their possession a valid Driver's License in good standing and shall abide by all City, and State traffic regulations.

It is our intent to provide visitors and guests to our resort with a gracious arrival experience as well as provide a safe and efficient means off entering and leaving our facilities. To provide the level of service associate with a hotel resort, valet services are both expected and required. We anticipate 30% of our guests will utilize the valet service during standard hotel operating times and 60% during special events.

With regards to the increase in the maximum percentage of compact stalls. We are simply requesting that our conditions match the City's existing parking codes. Currently we are conditioned to provide 15%, the CRPV requirement is for 20%.

Please contact me at your earliest convenience if you have any questions or concerns.

Sincerely,

Todd Majcher  
Long Point Development, LLC

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