
From: Ara Mihranian
Sent: Tuesday, July 17, 2012 4:40 PM
To: Teresa Takaoka
Subject: FW: Terranea Resort July 17, 2012

Ara Michael Mihranian
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Timm, Gary@Coastal [mailto:Gary.Timm@coastal.ca.gov]
Sent: Tuesday, July 17, 2012 1:59 PM
To: Ara Mihranian
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal; Joel Rojas
Subject: RE: Terranea Resort July 17, 2012

Hi Ara,

Neither John nor I have the time right now to review the permit conditions for Terranea but I know that we signed off on a landscaping plan for condition compliance and I recall reviewing that a year ago. I will stick with my response from last year. Also, once an area is planted with coastal sage scrub it becomes habitat and is likely ESHA based on the presence of gnatcatchers in the area. It's very unlikely that we would support the removal or destruction of coastal sage scrub habitat and it would certainly require the submittal of an amendment to the permit by Terranea or Lowe Enterprises even if the City takes an action to require additional trimming. As I said previously we would not support an amendment request and would likely reject it outright. The City could also submit an LCP amendment to allow additional trimming but I don't believe Commission staff would support that either.

Additionally, the protection of public views to and along the coastline is an important Coastal Act objective but view protection is secondary to habitat protection under the Coastal Act. I hope this helps.

Gary E. Timm

1 of 4

C

Coastal Program Manager
South Coast District, Long Beach
California Coastal Commission
562-590-5071
gtimm@coastal.ca.gov

From: Ara Mihranian [mailto:AraM@rpv.com]
Sent: Tuesday, July 17, 2012 8:12 AM
To: Timm, Gary@Coastal
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal; Joel Rojas
Subject: FW: Terranea Resort July 17, 2012

Good morning Gary,
Below is the latest email message to the City Council requesting that they continue tonight's item to allow additional time for Coastal Staff to review its Conditions because its being misinterpreted. Can you provide some additional insight to some of the statements below? I plan on responding because there are some inaccurate statements, such as the bird breeding season referenced in the adopted resolution.
Thank you,
Ara

Ara Michael Mihranian
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From: Lenée Bilski [mailto:leneebilski@hotmail.com]
Sent: Tuesday, July 17, 2012 7:23 AM
To: City Council
Cc: Ara Mihranian
Subject: Terranea Resort July 17, 2012

July 16, 2012

Dear RPV Mayor Missetich and City Council members,

Regarding the view corridor along Palos Verdes Dr. So., over the past year the native plants block the public's view of the ocean and Catalina most of the time. I drive a standard sedan, not an SUV and the view is obstructed. I am very disappointed that the plants are allowed to grow 30" high though the buildings were required to be built low. Today I see that the plants have been trimmed way down since I drove by last Wednesday, but they will quickly grow up again long before the next required quarterly trimming. Therefore, most of the time there is view impairment caused by the location of the 30+" high plants. I suggest a continuance and review of this item including location & species of plantings.

Coastal Commission Special Condition No. 7.B.6 states:

"The applicant shall install plants adjacent to Palos Verdes Drive South that provide food and cover for wildlife, including gnatcatchers, migration between the nearby offsite habitat areas to the northeast and northwest under consideration for inclusion in the City's Natural Communities Conservation Plan (NCCP) program as depicted in Exhibit 24. Species outside of expected shade canopies shall be predominantly coastal sage scrub plants. Tree canopies shall be limited to ten percent of the area. All plant materials shall be native to the Palos Verdes Peninsula."

There seems to be a misinterpretation of what the Coastal Commission intended. That is, the LOCATION of the native plants. This Condition indicates that native plants should be installed that connect the Terranea development to the native habitat area on the northwest end, and native plants should be installed that connect the wildlife corridor on the northeast end to Terranea for migration, food and cover. It does not state planting should extend the entire length of the northern boundary of the property all along PVDr.So. opposite the Salvation Army property where there is not native habitat.

The Coastal Commission approved the RPV Coastal Specific Plan which clearly identifies Palos Verdes Drs. South and West as a public viewing station TO BE PROTECTED. (See pages C-11 and C-12). All new developments in the coastal zone must be analyzed for view impairment and that's why Ocean Front Estates, Terranea and other new property developments are limited in height. Therefore, in my opinion it is unlikely that the Coastal Commission intended to contradict themselves by requiring view-obstructing foliage all along the Terranea northern property line on Palos Verdes Dr. South, while at the same time requiring the buildings' heights to be low so as not to impair the public's view from the Drive. Doesn't the stricter Coastal Specific Plan take precedence?

Do you believe the Coastal Commission meant to contradict itself?

Now there is a contradiction between the the Coastal Specific Plan and implementation of the Special Condition for Terranea landscaping. The structure heights do conform to the Coastal Specific Plan. This revised landscaping does not. It cost Terranea a considerable amount to revise, and now costs the resort a considerable amount to trim back. Do we know if the wildlife is even using this high-traffic area?

There seems to have been a misinterpretation of the Condition. This issue of WHERE needs a review and clarification. If there are some tall plants in limited areas, but otherwise the plants are low in height along the Drive, then the public still has their view and the wildlife has their protection. The problem now is the LOCATION of view-blocking plants all along the northern boundary of Terranea. As it stands, the current interpretation imposes an unfair burden on the Terranea resort to trim all those plants every 3 months down to 30 inches and impairs the public's view most weeks of the year. I don't think trimming has harmed any plants. I wonder if any gnatcatchers have been anywhere near these bushes because of the traffic situation?!! This is a problem that needs to be reviewed and fixed.

I support protection of the wildlife, and contributed time, money & effort to acquire the Portuguese Bend Preserve. I congratulate the City and Lowe's Enterprise for the Terranea Destination Resort development. However, I think some landscaping mistake was made here which needs to be addressed.

The RPV Resolution passed July 5, 2011 states the bird breeding season as September 1 through February 14, while today's staff report for this items states February 15 through August 31. Which is it?

I would request that you continue this matter for interpretive review and clarification, not just for us now, but for the future generations and for any other coastal developments which may look to Rancho Palos Verdes for an example of landscaping in the coastal zone.

Thank you for all you do for RPV!

Sincerely,
Lenée Bilski

From: Ara Mihranian
Sent: Monday, July 16, 2012 5:22 PM
To: ezstevens@cox.net
Cc: cc@rpv.com; Joel Rojas; Teresa Takaoka; Jerry Duhovic@hotmail.com
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

Thank you for taking the time out of your schedule today to meet with me. Based on our meeting, it is my understanding that by emailing you the coastal conditions (under a separate email because scanning the document is taking some time), along with what I showed you were available on the City's website, that you are no longer seeking additional documents. If my understanding is incorrect please let me know what documents you are still requesting.

Once again, thank you,
Ara

Ara Michael Mihranian

Deputy Director of Community Development
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From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Monday, July 16, 2012 10:24 AM
To: Ara Mihranian
Subject: RE: Terranea City Meeting July 17

I will try to be there at 3pm.

I would appreciate hard copies of all the information or email copies so that I can study them at home & put all the pieces together with my team.

Thanks

Ed

From: Ara Mihranian [mailto:AraM@rpv.com]
Sent: Monday, July 16, 2012 8:41 AM
To: ezstevens@cox.net
Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; Gary Timm; John Del Arroz
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In light of your request below, I would like to suggest we meet here at City Hall (rather than at Pelican Cove Parking Lot) today at 3pm so that I can show you the original City Council Conditions (adopted in 2002), the City Council certified EIR (including the Biological Section), the 2002 City Council approved plans, the Coastal Conditions and the final Coastal Commission approved project plans that were accepted by the City Council on October 7, 2003 based on the modifications adopted by the Coastal Commission in 2003. Please confirm that you will be able to meet me at City Hall today at 3pm.

As for the requested contact information at the Coastal Commission, the City's representatives at the Long Beach office (South Coast District 200 Oceangate 10th Floor Long Beach, CA 90802) are as follows:

- Gary Timm, Coastal Program Manager
- John Del Arroz, Coastal Program Analysts

They can be reached at 562-590-5071.

I agree that it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized for the Council's consideration as it relates to the City's coastal view corridor and coastal sage scrub habitat. As such, I have copied coastal staff listed above on this email so that they are aware of your request and can chime in.

Let me know if you have any further requests before we meet at 3pm today.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
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From: ezstevens@cox.net [mailto:ezstevens@cox.net]

Sent: Sunday, July 15, 2012 9:57 PM

To: Ara Mihranian

Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com

Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

7/16/2012

2 of 3

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

From: jessica [mailto:jessboop@cox.net]
Sent: Tuesday, July 17, 2012 1:33 PM
To: CC@rpv.com
Subject: Fwd: Re: FW: Terranea City Meeting July 17

Please provide to the council for tonight's meeting. Thank you

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

Subject:Re: FW: Terranea City Meeting July 17
Date:Tue, 17 Jul 2012 13:28:38 -0700
From:jessica <jessboop@cox.net>
To:Ara Mihranian <AraM@rpv.com>
CC:Timm, Gary@Coastal <Gary.Timm@coastal.ca.gov>, Joel Rojas <JoelR@rpv.com>, Majcher, Todd <tmajcher@LOWEENTERPRISES.com>, cc@rpv.com <cc@rpv.com>

Ara, Thank you for all the information..it is very helpful.

It appears that I missed all of this as it was evolving, however, there are a few things I know:

- 1. The Coastal Specific Plan intended to protect our views across the land to the ocean**
- 2. The Coastal Specific Plan also intends to protect species of birds and butterflys that are close to extinction, and other species**
- 3. Coastal Sage Scrub enables endangered species to have a place to forage and hide**
- 4. Coastal Sage Scrub (per the Coastal Specific Plan), serves the protection of these endangered animals and other birds and animals best in "undisturbed " land such as inaccessible areas of the coastal bluffs and canyons, natural ravines and drainage canyons (see Coastal Specific Plan pages N29 thru N32)**
- 5. Most of Coastal Sage Scrub have been heavily impacted by off-road vehicle use, nearby pedestrian use, etc. (see CSP page N32)**

In conclusion: 1) Is the intent to not protect the views of the public?, 2) Is the intent to have coastal sage scrub in an area where cars fly by at 40+ miles per hour?, 3) Is the intent to have Coastal Sage in an area that not only does not protect the endangered species, and other species of wildlife, but threatens them by bicyclers, pedestrians, automobiles? The answer has to be, NO! NO! NO!

I hope that you all sit back, take this moment to reflect and postpone this issue until further investigation can be done. Maybe a committee of concerned citizens and concerned, interested agencies, and private interests can come together and make this work. Everyone may meet and decide this current plan is the best, but at least everyone will be heard!

I know that everyone who has been involved in the past, and everyone who is involved now, wants the best for this area of our coastline, a very special part of Rancho Palos Verdes. Terrenea has added a beautiful addition to what we call "home" and visitors come from far and wide to enjoy; let's make it the best for all. Please protect our views, our coastline and our natural resources.

Thank you again Ara for taking the time to provide the helpful information.

Sincerely,
Jessica Leeds

On 7/17/2012 10:05 AM, Ara Mihranian wrote:
Hi Jessica,

I thought you might find the following information helpful in answering some of your questions.

According to Coastal Condition No. 3.A.4, Zone C, the Roadside Enhanced Native Planting Zone is defined as a strip of coastal sage scrub and "accent trees" adjacent to Palos Verdes Drive South from Point Vicente Fishing Access Parking Lot (now referred to as Pelican Cove Parking Lot) to the entry road.

Attached is a 2011 letter (taken from the June 21, 2011 City Council Staff Report that is available on the City's website under the Terranea Homepage) from Terranea's biologist that includes a map that identifies Habitat Zone C, as well as Habitat Zones A and B. I have also attached an excerpt of the landscape plan for the general area in question. I have the entire landscape plan that includes the plant palette, approved by the Coastal Commission, available to view. Let me know if you would like to stop by City Hall to review the landscape plan.

I will let Mr. Timm respond to your inquiry as to whether he has been to the property. But I can tell you that I have met him at the site on a few occasions over the past few years. Lastly, as reported in the June 21, 2011 City Council Staff Report, in response to Terranea's request to increase the height of the roadway and median vegetation from 12-inches to 30-inches, City Staff consulted with the PVPLC's Biologist (Ms. Danielle Lefer) and the Coastal Commission's biologist (Ms. Joanna Engel), who indicated that the coastal sage scrub should be maintained at a height of at least 36-inches to 40-inches to provide adequate habitat for dispersal, but that 30-inches is reasonable in order to protect views. The following is a link to the June 21, 2011 City Council Staff Report:

http://www.palosverdes.com/rpv/planning/terranea/RPVCCA_SR_2011_06_21_05_Terranea_Review_Installation_Of_Pelican_Sculpture.pdf

I hope the above provides you with further insight regarding this matter. Please do not hesitate to contact me with any further questions.

Take care,
Ara

Ara Michael Mihranian
Deputy Director of Community Development
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From: jessica [<mailto:jessboop@cox.net>]
Sent: Monday, July 16, 2012 2:27 PM
To: Ara Mihranian; CC@rpv.com
Cc: Timm, Gary@Coastal
Subject: Re: FW: Terranea City Meeting July 17

Ara,

Thank you so much for forwarding the Coastal email. In reviewing some of the documentation, I think there is confusion as to the location of the 30" sage scrub. My take is (and let me clarify..I have not had an opportunity to read everything) that the location to be planted with 30" coastal sage is not in the median and adjoining PV Drive. The location, as I see it, is on the bluff. This is not a bluff!

Again, I think it would be wonderful to have more time for the public to review this information. These issues come up quickly and the staff reports do not come out until the Thursday night of even Friday before a Tuesday council meeting. That does not allow the public to have time (some are working!) to go to City Hall (which is closed on the weekend!) to the Planning Department, or access the information on line (assuming one is computer savvy!) and look the proper information up. I know the fact that the staff report does not come out until late Thursday or Friday before the Tuesday meeting is not your doing; you are only following the city's rules, however, for the public, I think the staff report should come out a week before the meeting to allow the public more time!!!!

Why not continue this item, allow the public to meet with you, with the proper papers, maps, view corridor data and try and figure this out so everyone has a chance to review. After reviewing the documentation, maybe a site visit would be appropriate.

Have the people who protect the gnatcatchers and blue butterfly ever weighed in on this?

Has Gary Timm been out to the Terrenea site to verify that this is indeed is the intended location the Coastal Commission is referring to?

Again, you always are a caring planner, and that is truly appreciated by the public (at least this public!), however, I would like to see if all the parties that have a stake in this are involved in the proper manner. Site visits are always good.

I am copying this to the City Council in hopes that we would get a postponement on this issue.

I will cc Gary Timm also for his information.

Best Regards,
Jessica Leeds

In regards to the staff report
On 7/16/2012 1:46 PM, Ara Mihranian wrote:
Hi Jessica,

I thought you might find this email from Gary Timm helpful in understanding the Coastal Commission's position regarding this matter. The email message from Mr. Timm has been forwarded to the City Council and Mr. Stevens.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
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Sent: Monday, July 16, 2012 1:12 PM
To: Ara Mihranian
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal
Subject: RE: Terranea City Meeting July 17

Hi Ara,

Our position has not changed from last year (as stated in my e-mails that you reference in the e-mails received today). Any reduction in the trimmed height of the sage scrub to less than 30 inches would be inconsistent with the Commission's conditions of approval for the Terranea Resort and Commission staff would not support an amendment request to reduce the height any further.

Gary E. Timm
Coastal Program Manager
South Coast District, Long Beach
California Coastal Commission
562-590-5071
gtimm@coastal.ca.gov

From: Ara Mihranian [<mailto:AraM@rpv.com>]
Sent: Monday, July 16, 2012 11:02 AM
To: ezstevens@cox.net
Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; Timm, Gary@Coastal; Del Arroz, John@Coastal
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In addition to my reply below, I also want to remind you that the July 5, 2011 City Council Staff Report included an email excerpt from Gary Timm, Coastal Program Manager, that stated Coastal Commission Staff's position regarding the height of the roadway and median vegetation pursuant to "Zone C" of the Habitat Enhancement Area for Terranea, as follows:

Hi Ara,

I'm glad it went well. If at some future time the Council decides to allow the sage scrub to be trimmed to a height of less than 30 inches please contact us. That would threaten the viability of the CSS and I believe that would trigger an amendment to the Commission's CDP which we would not support. Thanks for keeping us in the loop.

The July 5, 2011 City Council Staff Report is posted on the City's website under the Terranea homepage at the following link:

http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA_SR_2011_07_05_C_Terranea.pdf

I will see you at 3pm.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
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Cc: cc@rpv.com; Greg Pfoft;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; 'Gary Timm'; 'John Del Arroz'
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In light of your request below, I would like to suggest we meet here at City Hall (rather than at Pelican Cove Parking Lot) today at 3pm so that I can show you the original City Council Conditions (adopted in 2002), the City Council certified EIR (including the Biological Section), the 2002 City Council approved plans, the Coastal Conditions and the final Coastal Commission approved project plans that were accepted by the City Council on October 7, 2003 based on the modifications adopted by the Coastal Commission in 2003. Please confirm that you will be able to meet me at City Hall today at 3pm.

As for the requested contact information at the Coastal Commission, the City's representatives at the Long Beach office (South Coast District 200 OceanGate 10th Floor Long Beach, CA 90802) are as follows:

- Gary Timm, Coastal Program Manager
- John Del Arroz, Coastal Program Analysts

They can be reached at 562-590-5071.

I agree that it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized for the Council's consideration as it relates to the City's coastal view corridor and coastal sage scrub habitat. As such, I have copied coastal staff listed above on this email so that they are aware of your request and can chime in.

Let me know if you have any further requests before we meet at 3pm today.

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From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]
Sent: Sunday, July 15, 2012 9:57 PM
To: Ara Mihranian
Cc: cc@rpv.com; Greg Pfost;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com
Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The

requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for

consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

From: Ara Mihranian [AraM@rpv.com]
Sent: Tuesday, July 17, 2012 10:06 AM
To: jessica
Cc: Timm, Gary@Coastal; Joel Rojas; Majcher, Todd; cc@rpv.com
Subject: RE: FW: Terranea City Meeting July 17
Attachments: LPS-1 01.pdf; 0695-2a.ltr.pdf

Hi Jessica,

I thought you might find the following information helpful in answering some of your questions.

According to Coastal Condition No. 3.A.4, Zone C, the Roadside Enhanced Native Planting Zone is defined as a strip of coastal sage scrub and "accent trees" adjacent to Palos Verdes Drive South from Point Vicente Fishing Access Parking Lot (now referred to as Pelican Cove Parking Lot) to the entry road.

Attached is a 2011 letter (taken from the June 21, 2011 City Council Staff Report that is available on the City's website under the Terranea Homepage) from Terranea's biologist that includes a map that identifies Habitat Zone C, as well as Habitat Zones A and B. I have also attached an excerpt of the landscape plan for the general area in question. I have the entire landscape plan that includes the plant palette, approved by the Coastal Commission, available to view. Let me know if you would like to stop by City Hall to review the landscape plan.

I will let Mr. Timm respond to your inquiry as to whether he has been to the property. But I can tell you that I have met him at the site on a few occasions over the past few years. Lastly, as reported in the June 21, 2011 City Council Staff Report, in response to Terranea's request to increase the height of the roadway and median vegetation from 12-inches to 30-inches, City Staff consulted with the PVPLC's Biologist (Ms. Danielle Lefer) and the Coastal Commission's biologist (Ms. Joanna Engel), who indicated that the coastal sage scrub should be maintained at a height of at least 36-inches to 40-inches to provide adequate habitat for dispersal, but that 30-inches is reasonable in order to protect views. The following is a link to the June 21, 2011 City Council Staff Report:

<http://www.palosverdes.com/rpv/planning/terranea/RPVCCA SR 2011 06 21 05 Terranea Review Ins>

I hope the above provides you with further insight regarding this matter. Please do not hesitate to contact me with any further questions.

Take care,
Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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aram@rpv.com
www.palosverdes.com/rpv



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From: jessica [mailto:jessboop@cox.net]
Sent: Monday, July 16, 2012 2:27 PM
To: Ara Mihranian; CC@rpv.com
Cc: Timm, Gary@Coastal

7/17/2012

1 of 10

C.

Subject: Re: FW: Terranea City Meeting July 17

Ara,

Thank you so much for forwarding the Coastal email. In reviewing some of the documentation, I think there is confusion as to the location of the 30" sage scrub. My take is (and let me clarify..I have not had an opportunity to read everything) that the location to be planted with 30" coastal sage is not in the median and adjoining PV Drive. The location, as I see it, is on the bluff. This is not a bluff!

Again, I think it would be wonderful to have more time for the public to review this information. These issues come up quickly and the staff reports do not come out until the Thursday night or even Friday before a Tuesday council meeting. That does not allow the public to have time (some are working!) to go to City Hall (which is closed on the weekend!) to the Planning Department, or access the information on line (assuming one is computer savvy!) and look the proper information up. I know the fact that the staff report does not come out until late Thursday or Friday before the Tuesday meeting is not your doing; you are only following the city's rules, however, for the public, I think the staff report should come out a week before the meeting to allow the public more time!!!!

Why not continue this item, allow the public to meet with you, with the proper papers, maps, view corridor data and try and figure this out so everyone has a chance to review. After reviewing the documentation, maybe a site visit would be appropriate.

Have the people who protect the gnatcatchers and blue butterfly ever weighed in on this?

Has Gary Timm been out to the Terrenea site to verify that this is indeed is the intended location the Coastal Commission is referring to?

Again, you always are a caring planner, and that is truly appreciated by the public (at least this public!), however, I would like to see if all the parties that have a stake in this are involved in the proper manner. Site visits are always good.

I am copying this to the City Council in hopes that we would get a postponement on this issue.

I will cc Gary Timm also for his information.

Best Regards,
Jessica Leeds

In regards to the staff report
On 7/16/2012 1:46 PM, Ara Mihranian wrote:

Hi Jessica,

I thought you might find this email from Gary Timm helpful in understanding the Coastal Commission's position regarding this matter. The email message from Mr. Timm has been forwarded to the City Council and Mr. Stevens.

Ara

Ara Michael Mihranian
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)

7/17/2012

2 of 10



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From: Timm, Gary@Coastal [<mailto:Gary.Timm@coastal.ca.gov>]
Sent: Monday, July 16, 2012 1:12 PM
To: Ara Mihranian
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal
Subject: RE: Terranea City Meeting July 17

Hi Ara,

Our position has not changed from last year (as stated in my e-mails that you reference in the e-mails received today). Any reduction in the trimmed height of the sage scrub to less than 30 inches would be inconsistent with the Commission's conditions of approval for the Terranea Resort and Commission staff would not support an amendment request to reduce the height any further.

Gary E. Timm
Coastal Program Manager
South Coast District, Long Beach
California Coastal Commission
562-590-5071
gtimm@coastal.ca.gov

From: Ara Mihranian [<mailto:AraM@rpv.com>]
Sent: Monday, July 16, 2012 11:02 AM
To: ezstevens@cox.net
Cc: cc@rpv.com; Greg Pfost; Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; Timm, Gary@Coastal; Del Arroz,
John@Coastal
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In addition to my reply below, I also want to remind you that the July 5, 2011 City Council Staff Report included an email excerpt from Gary Timm, Coastal Program Manager, that stated Coastal Commission Staff's position regarding the height of the roadway and median vegetation pursuant to "Zone C" of the Habitat Enhancement Area for Terranea, as follows:

*Hi Ara,
I'm glad it went well. If at some future time the Council decides to allow the sage scrub to be trimmed to a height of less than 30 inches please contact us. That would threaten the viability of the CSS and I believe that would trigger an amendment to the Commission's CDP which we would not support.
Thanks for keeping us in the loop.*

The July 5, 2011 City Council Staff Report is posted on the City's website under the Terranea homepage at the following link:

http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA_SR_2011_07_05_C_Terranea.pdf

I will see you at 3pm.

Ara

Ara Michael Mihranian
Deputy Director of Community Development

City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Ara Mihranian
Sent: Monday, July 16, 2012 8:38 AM
To: 'ezstevens@cox.net'
Cc: cc@rpv.com; Greg Pfost; Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; 'Gary Timm'; 'John Del Arroz'
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In light of your request below, I would like to suggest we meet here at City Hall (rather than at Pelican Cove Parking Lot) today at 3pm so that I can show you the original City Council Conditions (adopted in 2002), the City Council certified EIR (including the Biological Section), the 2002 City Council approved plans, the Coastal Conditions and the final Coastal Commission approved project plans that were accepted by the City Council on October 7, 2003 based on the modifications adopted by the Coastal Commission in 2003. Please confirm that you will be able to meet me at City Hall today at 3pm.

As for the requested contact information at the Coastal Commission, the City's representatives at the Long Beach office (South Coast District 200 Oceangate 10th Floor Long Beach, CA 90802) are as follows:

- Gary Timm, Coastal Program Manager
- John Del Arroz, Coastal Program Analysts

They can be reached at 562-590-5071.

I agree that it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized for the Council's consideration as it relates to the City's coastal view corridor and coastal sage scrub habitat. As such, I have copied coastal staff listed above on this email so that they are aware of your request and can chime in.

Let me know if you have any further requests before we meet at 3pm today.

Ara

Ara Michael Mihranian
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpv.com
www.palosverdes.com/rpv



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From: ezstevens@cox.net [mailto:ezstevens@cox.net]

Sent: Sunday, July 15, 2012 9:57 PM

To: Ara Mihanian

Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com

Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what

inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person (s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

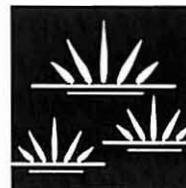
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Be Kind to Your Email Friends***



GLENN LUKOS ASSOCIATES

Regulatory Services



June 9, 2011

Todd Majcher
Vice President
Long Point Development, LLC
100 Terranea Way
Rancho Palos Verdes, CA 90275

SUBJECT: Compliance with the Coastal Bluff Scrub Conservation and Restoration Plan at Terranea Resort, City of Rancho Palos Verdes, Los Angeles County, California

Dear Mr. Majcher:

The purpose of this letter is to reiterate resource agency conditions that are intended to: (1) maintain and enhance the native character of the existing coastal bluff and (2) provide a means of integrating preserved areas and enhancement areas into the overall landscape plan for the Terranea Resort. These specific resource agency conditions are found in Coastal Development Permit No. A-5-RPV-02-324, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489, and Tentative Parcel Map No. 26073. Specific Rancho Palos Verdes City conditions include Condition of Approval 76, Condition of Approval 77, and Condition of Approval 78. All of these conditions have been met through implementation of the *Long Point Resort Hotel Biological Resources Management Program*, prepared by Natural Resources Consultants, dated September 28, 2005.

The recent request by the public to reduce the height of planted vegetation along Palos Verdes Drive South to 12 inches above ground level is inconsistent with the intent of the resource agency conditions listed above. The planted area along Palos Verdes Drive South is referred to in the BRMP as Plant Zone C – Native Plant Transition Area [Exhibit 1]. Plant Zones A & B consist of preserved and enhanced coastal bluff scrub habitats on site. For background, the federally-listed threatened coastal California gnatcatcher (*Polioptila californica californica*) has been known to occupy habitat to the north of the Resort. As conditioned by the Coastal Development Permit, the intent of Plant Zone C is to “provide food and cover for wildlife, including the California gnatcatcher, which may use this re-created habitat in dispersing between nearby off-site habitat areas to the northwest and northeast that are under consideration for inclusion in the City’s Natural Communities Conservation Plan (NCCP) program.”

The vegetation in Plant Zone C comprises coastal bluff scrub species (predominantly *Eriogonum cinereum*) and native coastal sage scrub plants (predominantly *Artemisia californica*), both of

29 Orchard
Telephone: (949) 837-0404

Lake Forest

California 92630-8300
Facsimile: (949) 837-5834

8 of 10

Todd Majcher
Long Point Development, LLC
June 9, 2011
Page 2

which are currently at maturity levels that provide suitable foraging habitat and cover for the California gnatcatcher. Trimming these plants to 12 inches from the ground would reduce the opportunity for successful foraging and remove cover provisions altogether, which would be out of compliance with the intent of the resource agency conditions listed above. If trimming must occur for safety or other essential cause, a minimum plant height for maintaining foraging and cover opportunities in this area would be 30 inches from the ground and most importantly, trimming should only occur outside of the California gnatcatcher breeding season (February 15 – August 30).

Should you have any questions, please contact me at (949) 837-0404 x34.

Sincerely,

GLENN LUKOS ASSOCIATES, INC.



Thienan Ly Pfeiffer
Regulatory Specialist

s:0695-2a.ltr.doc



Legend

- Zone A
- Zone B
- Zone C



TERRANEA RESORT
 Planting Zone Map

GLENN LUKOS ASSOCIATES

Exhibit 1

X:\3033 THE NEST\TERRANEA\030333_2_GLENN LUKOS ASSOCIATES\Terranea Planting Zone.mxd
 June 9, 2011

From: Ara Mhrianian [AraM@rpv.com]
Sent: Tuesday, July 17, 2012 1:00 PM
To: Lenée Bilski
Cc: cc@rpv.com; Joel Rojas; Timm, Gary@Coastal
Subject: RE: Terranea Resort July 17, 2012
Attachments: LPS-1 01.pdf; 0695-2a.ltr.pdf

Hi Lenee,

I thought you might find the following information helpful in answering some of your questions.

Pursuant to City Condition No. 79:

In order to maintain views from Palos Verdes Drive South, the trimming of the coastal sage scrub located within the Coastal Commission's designated Zone C Roadside Habitat Enhancement Area, as described in Condition No. 78 and 100, shall be conducted during the non-breeding bird season (September 1 through February 14). In the event trimming of the coastal sage scrub is required to maintain views during the bird breeding season, a qualified biologist shall inspect the vegetation to determine that no nesting birds exist in that area immediately prior to and during the trimming.

Based on the above condition, Terranea is not required to trim the vegetation in Zone C quarterly as you state in your email, but as frequently as required to maintain views from Palos Verdes Drive South. However, the July 17, 2012 City Council Staff Report indicates that "*during the past year, the roadway vegetation was trimmed by Terranea's maintenance crews on at least four different (quarterly) occasions throughout the year.*"

In regards to "location," according to Coastal Condition No. 3.A.4, Zone C, the Roadside Enhanced Native Planting Zone is defined as a strip of coastal sage scrub and "accent trees" adjacent to Palos Verdes Drive South from Point Vicente Fishing Access Parking Lot (now referred to as Pelican Cove Parking Lot) to the entry road. Attached is a 2011 letter (taken from the June 21, 2011 City Council Staff Report that is available on the City's website under the Terranea Homepage) from Terranea's biologist that includes a map that identifies Habitat Zone C, as well as Habitat Zones A and B. I have also attached an excerpt of the landscape plan for the general area in question. I have the entire landscape plan that includes the plant palette, approved by the Coastal Commission, available to view. Let me know if you would like to stop by City Hall to review the landscape plan.

As for concerns that the Coastal Conditions may contradict itself, Coastal Condition 7.C.1 refers to view corridors, and specifically states:

Planting will maintain views from Palos Verdes Drive South and to and along the bluffs and shall be consistent with the preservation of public views through the view corridors identified in the certified LCP for the project site.

As reported in the June 21, 2011 City Council Staff Report, in response to Terranea's request to increase the height of the roadway and median vegetation from 12-inches to 30-inches, City Staff consulted with the PVPLC's Biologist (Ms. Danielle Lefer) and the Coastal Commission's biologist (Ms. Joanna Engel), who indicated that the coastal sage scrub should be maintained at a height of at least 36-inches to 40-inches to provide adequate habitat for dispersal, but that 30-inches is reasonable in order to protect views. The following is a link to the June 21, 2011 City Council Staff Report:

<http://www.palosverdes.com/rpv/planning/terranea/RPVCCA SR 2011 06 21 05 Terranea Review Ins>

I can tell you first hand that I spent numerous hours at the Coastal Commission office in Long Beach reviewing the landscape plan and plant palate with Pam Emerson, the Staff Analyst at the time. Careful attention was given by Ms. Emerson to ensure that the applicant's landscape plan complies with the Coastal Commission's conditions. Based on the amount of review that occurred regarding the landscape

7/17/2012

1 of 7

C

plans, including at City Hall with members of the public concerned with biological resources, I do not think that the landscape plans were "rubber stamped" by coastal Staff as some may believe.

Lastly, to clarify your comment regarding some confusion with the reference to the bird breeding season, to clarify, Exhibit B to Council adopted Resolution passed on July 5, 2011 states that the **non**-breeding bird season is September 1 through February 14, not the bird breeding season as you note in your email message below (see above Condition No. 79). Moreover, the July 17, 2012 City Council Staff Report correctly reports:

Because of the sensitive habitat, any trimmings during the gnatcatcher breeding season (February 15th through August 31st) can only occur after the vegetation is surveyed by a biologist for active nests.

I hope the above clarifies some questions you raise and provides you with further insight regarding this matter. Please do not hesitate to contact me with any further questions.

Take care,
Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
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From: Lenée Bilski [mailto:leneebilski@hotmail.com]
Sent: Tuesday, July 17, 2012 7:23 AM
To: City Council
Cc: Ara Mihranian
Subject: Terranea Resort July 17, 2012

July 16, 2012

Dear RPV Mayor Missetich and City Council members,

Regarding the view corridor along Palos Verdes Dr. So., over the past year the native plants block the public's view of the ocean and Catalina most of the time. I drive a standard sedan, not an SUV and the view is obstructed. I am very disappointed that the plants are allowed to grow 30" high though the buildings were required to be built low. Today I see that the plants have been trimmed way down since I drove by last Wednesday, but they will quickly grow up again long before the next required quarterly trimming. Therefore, most of the time there is view impairment caused by the location of the 30+" high plants. I suggest a continuance and review of this item including location & species of plantings.

Coastal Commission Special Condition No. 7.B.6 states:

"The applicant shall install plants adjacent to Palos Verdes Drive South that provide food and cover for wildlife, including gnatcatchers, migration between the nearby offsite habitat areas to the northeast and northwest under consideration for inclusion in the City's Natural Communities Conservation Plan (NCCP) program as depicted in Exhibit 24. Species outside of expected shade canopies shall be predominantly coastal sage scrub plants. Tree canopies shall be limited to ten percent of the area. All plant materials shall be native to the Palos Verdes Peninsula."

7/17/2012

2 of 7

There seems to be a misinterpretation of what the Coastal Commission intended. That is, the LOCATION of the native plants. This Condition indicates that native plants should be installed that connect the Terranea development to the native habitat area on the northwest end, and native plants should be installed that connect the wildlife corridor on the northeast end to Terranea for migration, food and cover. It does not state planting should extend the entire length of the northern boundary of the property all along PVDr.So. opposite the Salvation Army property where there is not native habitat.

The Coastal Commission approved the RPV Coastal Specific Plan which clearly identifies Palos Verdes Drs. South and West as a public viewing station TO BE PROTECTED. (See pages C-11 and C-12). All new developments in the coastal zone must be analyzed for view impairment and that's why Ocean Front Estates, Terranea and other new property developments are limited in height. Therefore, in my opinion it is unlikely that the Coastal Commission intended to contradict themselves by requiring view-obstructing foliage all along the Terranea northern property line on Palos Verdes Dr. South, while at the same time requiring the buildings' heights to be low so as not to impair the public's view from the Drive. Doesn't the stricter Coastal Specific Plan take precedence?

Do you believe the Coastal Commission meant to contradict itself?

Now there is a contradiction between the Coastal Specific Plan and implementation of the Special Condition for Terranea landscaping. The structure heights do conform to the Coastal Specific Plan. This revised landscaping does not. It cost Terranea a considerable amount to revise, and now costs the resort a considerable amount to trim back. Do we know if the wildlife is even using this high-traffic area?

There seems to have been a misinterpretation of the Condition. This issue of WHERE needs a review and clarification. If there are some tall plants in limited areas, but otherwise the plants are low in height along the Drive, then the public still has their view and the wildlife has their protection. The problem now is the LOCATION of view-blocking plants all along the northern boundary of Terranea. As it stands, the current interpretation imposes an unfair burden on the Terranea resort to trim all those plants every 3 months down to 30 inches and impairs the public's view most weeks of the year. I don't think trimming has harmed any plants. I wonder if any gnatcatchers have been anywhere near these bushes because of the traffic situation?! This is a problem that needs to be reviewed and fixed.

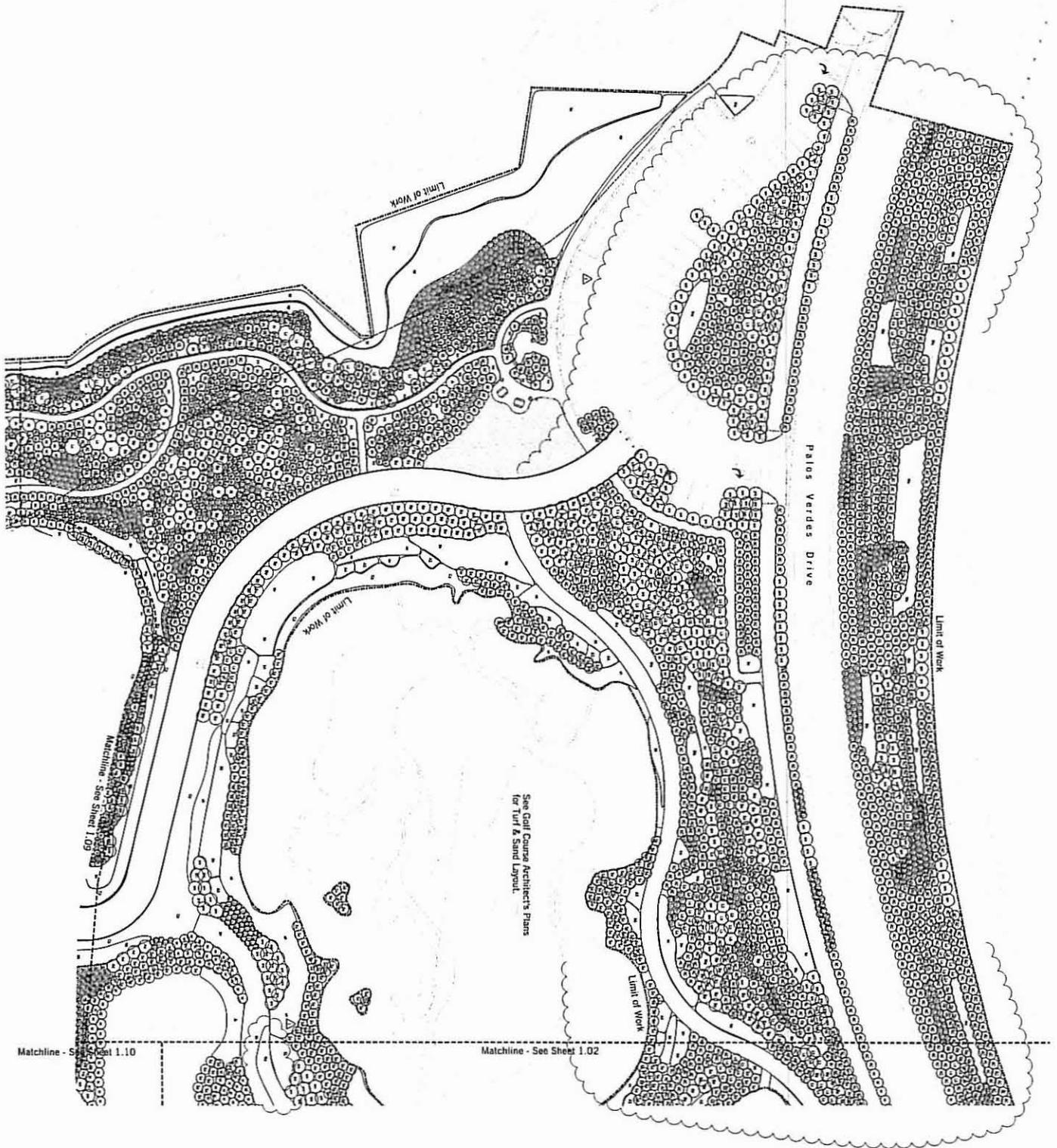
I support protection of the wildlife, and contributed time, money & effort to acquire the Portuguese Bend Preserve. I congratulate the City and Lowe's Enterprise for the Terranea Destination Resort development. However, I think some landscaping mistake was made here which needs to be addressed.

The RPV Resolution passed July 5, 2011 states the bird breeding season as September 1 through February 14, while today's staff report for this items states February 15 through August 31. Which is it?

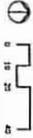
I would request that you continue this matter for interpretive review and clarification, not just for us now, but for the future generations and for any other coastal developments which may look to Rancho Palos Verdes for an example of landscaping in the coastal zone.

Thank you for all you do for RPV!

Sincerely,
Lenée Bilski



See Golf Course Architect's Plans
for Turf & Sand Layout.



Project	Terranea Resort Hotel
Location	Rancho Palos Verdes, CA
Scale	1" = 20'
Date	12/15/06
Drawn by	L. Estephan
Checked by	L. Estephan
Approved by	L. Estephan
Client	Lane Enterprises
Sheet	LPS-1.01

Terranea Resort Hotel
Landscape Improvement Plans

Project Location: Rancho Palos Verdes CA
Client: Lane Enterprises

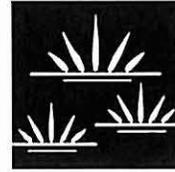


burton
Landscape Architecture

4 of 7

GLENN LUKOS ASSOCIATES

Regulatory Services



June 9, 2011

Todd Majcher
Vice President
Long Point Development, LLC
100 Terranea Way
Rancho Palos Verdes, CA 90275

SUBJECT: Compliance with the Coastal Bluff Scrub Conservation and Restoration Plan at Terranea Resort, City of Rancho Palos Verdes, Los Angeles County, California

Dear Mr. Majcher:

The purpose of this letter is to reiterate resource agency conditions that are intended to: (1) maintain and enhance the native character of the existing coastal bluff and (2) provide a means of integrating preserved areas and enhancement areas into the overall landscape plan for the Terranea Resort. These specific resource agency conditions are found in Coastal Development Permit No. A-5-RPV-02-324, Conditional Use Permit No. 215, Grading Permit No. 2229, Variance No. 489, and Tentative Parcel Map No. 26073. Specific Ranch Palos Verdes City conditions include Condition of Approval 76, Condition of Approval 77, and Condition of Approval 78. All of these conditions have been met through implementation of the *Long Point Resort Hotel Biological Resources Management Program*, prepared by Natural Resources Consultants, dated September 28, 2005.

The recent request by the public to reduce the height of planted vegetation along Palos Verdes Drive South to 12 inches above ground level is inconsistent with the intent of the resource agency conditions listed above. The planted area along Palos Verdes Drive South is referred to in the BRMP is Plant Zone C – Native Plant Transition Area [Exhibit 1]. Plant Zones A & B consist of preserved and enhanced coastal bluff scrub habitats on site. For background, the federally-listed threatened coastal California gnatcatcher (*Polioptila californica californica*) has been known to occupy habitat to the north of the Resort. As conditioned by the Coastal Development Permit, the intent of Plant Zone C is to “provide food and cover for wildlife, including the California gnatcatcher, which may use this re-created habitat in dispersing between nearby off-site habitat areas to the northwest and northeast that are under consideration for inclusion in the City’s Natural Communities Conservation Plan (NCCP) program.”

The vegetation in Plant Zone C comprises coastal bluff scrub species (predominantly *Eriogonum cinereum*) and native coastal sage scrub plants (predominantly *Artemisia californica*), both of

29 Orchard
Telephone: (949) 837-0404

▪ Lake Forest

▪ California 92630-8300
Facsimile: (949) 837-5834

Todd Majcher
Long Point Development, LLC
June 9, 2011
Page 2

which are currently at maturity levels that provide suitable foraging habitat and cover for the California gnatcatcher. Trimming these plants to 12 inches from the ground would reduce the opportunity for successful foraging and remove cover provisions altogether, which would be out of compliance with the intent of the resource agency conditions listed above. If trimming must occur for safety or other essential cause, a minimum plant height for maintaining foraging and cover opportunities in this area would be 30 inches from the ground and most importantly, trimming should only occur outside of the California gnatcatcher breeding season (February 15 – August 30).

Should you have any questions, please contact me at (949) 837-0404 x34.

Sincerely,

GLENN LUKOS ASSOCIATES, INC.



Thienan Ly Pfeiffer
Regulatory Specialist

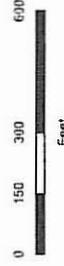
s:0695-2a.ltr.doc



Legend

- Zone A
- Zone B
- Zone C

N



TERRANEA RESORT
Planting Zone Map



GLENN LUKOS ASSOCIATES
Exhibit 1

PROJECT: THE RESORT AT TERRANEA - 2011; DRAWING: 05-003 - TERRANEA PLANTING ZONE MAP; DATE: JUN 9, 2011

From: SunshineRPV@aol.com
Sent: Monday, July 16, 2012 7:17 PM
To: cc@rpv.com; Ara Mihanian; EZStevens@cox.net; papnbob1@cox.net; leneebilski@hotmail.com; momofyago@gmail.com
Subject: July 17, 2012 RPV City Council re: Terranea
Attachments: May 18, 2012 trails future position statement.doc

July 16, 2012

MEMO from Sunshine

TO: RPV City Council and Ara Mihanian.

RE: Terranea habitat foliage height in the view corridors.

Hi Ara,

Thank you for letting me participate in your meeting with Ed Stevens and Bob Mucha. We all now have a clear understanding of how this problem came to be. The next step is to not let it happen again.

If the TRAILS DEVELOPMENT / MAINTENANCE CRITERIA (D&M matrix) had been adopted when it was first recommended (2003), it would have prevented the problem. This is another reason to adopt it now so that we don't have to depend on Staff's memory.

Consider the PRISM columns. If the Palos Verdes Drive West Trail had been specified as a TYPE 5 trail, the planting on each side of the trail tread would have been selected as something that naturally grows no more than six inches high. Since the Terranea plant pallet is being referenced for future developments, I sure hope there are a few such on it.

For fixing Terranea, I suggest attrition. There are several places where there are gaps in the roadside planting. Low growing plants should be used to fill in these gaps and any future ones which occur. Fire hydrants should be kept more accessible, too. Simple as that.

Nice to hear that Todd is still around. How are you two progressing on the application to the CA Coastal Commission to install the California Coastal Trail insignias?

One other thing. I understand why the Pt Vicente Fishing Access had to have a new name. What was the process for choosing Pelican Cove? On the Peninsula's canyons and landmarks map it is called M.T. Cove. That is what Mary Thomas, RPV's first Director of Recreation and Parks preferred to be called. I do believe she has been dead for more than five years. So has Judd Goodspeed. Goodspeed Point is the one where they take the whale census. M.T. Cove would be perfectly nice for the cove between Goodspeed Point and Point Vicente.

I truly hope that this exercise has gotten the USGS to take Marineland off of their maps.

It isn't just "trail naming" in the Open Space Subcommittee's recommendation. The first responders need better documentation to find where people need to be rescued. The PV Preserve maps are almost useless for that purpose. The Lomita Sheriff's Mounted Posse has started working on a trail map of their own. Adopt a few policies and volunteers will do all the work.



CTA - Palos Verdes Chapter
10 LIMETREE LANE
RANCHO PALOS VERDES
CA 90275-5909

ctapvc@aol.com

Position Statement

Direct questions to the above or
Sunshine 310-377-8761

There are three "E"'s in the "**tread lightly**" truism for developing sustainable trails through "to be improved" private property, public lands, rights of way (ROW) and nature preserves. Of particular importance is the order in which the "E"'s are introduced for funding with tax dollars. Engineering, Education, then, Enforcement.

Historically, the conversion of "social" trails into well maintained "public" trails has been poorly implemented. This need not be so. In the long run, it is less expensive to do it right at the onset of an opportunity. Get a better return on the investment.

First is **Engineering**. The first step in any design endeavor is an agreement of the objectives. Scope of work, Start points (Point A) and destinations (Point B) must be established. The long term criteria for every trail corridor must be established to be uniform between each Point A and B. It is not feasible, nor appropriate, that every trail be ADA compliant. (Americans with Disabilities Act architectural standards.)

Second is **Education**. Like Driver Education, every new trail user needs to be taught trail use etiquette. It is a matter of safety. Simple things like those going down hill should yield to those coming up appear to have been forgotten.

Third is **Enforcement**. Most of the time, "peer pressure" is effective and free. As with paved roadways, trail user conflicts will occur whenever someone behaves rudely, i.e. unsafely or not in the best interest of the community at large. Every legal regulation effort to control human behavior such as banning a certain type of use, will result in the expense of additional education (proliferation of signage), some sort of penalty on the offender and the expense of expediting the punishment.

Given the rather universally agreed upon opinion that off-road circulation is a desired public amenity, every agency should start with funding the **Engineering** up front. It is even more cost effective when the trail engineering is included with some other high priority, i.e. funded "public work" like storm drain repair.

Following is a suggestion of a trail development/maintenance criteria which if universally adopted by everybody from the Secretary of Agriculture (National Forests) and the Secretary of the Interior (National Parks Service) on down, would save us all a lot of grief and money in the effort to have public access to trails.

Share it, adopt it by resolution or policy, use it, make it your "matrix" for the future.

RE: The future of trail development and maintenance **05/18/2012** Page 2 of 2
 This is a concise specification from which trail management authorities can choose and assign to a master plan application an ultimate objective and avoid repeated environmental impact studies, reports etc. when funding becomes available for actual improvement or repair of a trail by contract or by volunteers.

TRAIL DEVELOPMENT / MAINTENANCE CRITERIA*

“TYPE” is numbered from easiest to most challenging.

TYPE	GRADE			PRISM**		TREAD***
	Average	Maximum	Distance+	Vertical	Horizontal	Minimum Width
1	3%	5%	30'	12'	8'	5'
2	5%	10%	100'	15'	12'	8'
3	5%	15%	100'	15'	10'	8'
4	10%	15%++	100'	12'	8'	6'
5	10%	18%++	100'	12'	6'	4'
6	10%	20%++	100'	12'	5'	3'
7	15%	20%++	100'	12'	4'	2'

These “guidelines” are based on the assumption that all “unpaved pathways” are “multi-use trails” unless posted otherwise. The “TYPE” is assigned to promote the creation of pathways and the ongoing accommodation of various trail use “wants and needs” from one destination to another.+++ For instance:

- TYPE 1 – Wheelchairs. (ADA compliant)
- TYPE 2 – Large emergency vehicles and trailers. (Fire Department compliant)
- TYPE 3 – Circulation by a large volume of various users and small emergency vehicles. (Reduce user conflicts)
- TYPE 4 – Recreation by a large volume of various users.
- TYPE 5 – Recreation by a lesser volume of various users.
- TYPE 6 – Challenging or isolated recreation by a sparse volume.
- TYPE 7 – Habitat access recreation by a sparse volume.

Note: Unimproved roadsides and all roadsides in residential Equestrian Zones should be maintained with at least a TYPE 6 “Prism”. Any hardscape (such as a driveway) that crosses a trail tread should have an anti-skid surface. Vertical obstructions (such as curbs and water bars) should be no more than six inches high.

- * A criterion is a standard upon which a judgment or decision may be based.
- ** A trail “prism” is the area to be kept clear around the trail tread. Nothing higher than six (6) inches should obstruct the prism for more than two (2) linear feet along the trail. The trail tread need not be centered in the prism particularly for “line of sight”, big old tree, and/or “safety triangle” considerations.
- *** The trail tread is to be unobstructed and essentially level from side to side.
- + There should be a level distance of at least eight (8) feet or a level turnout before and after any instance where the trail tread reaches the maximum grade for the maximum distance.
- ++ Grade can be steeper for short distances but from destination to destination, it must meet the A to B average for the trail TYPE. (User expectation signage.)
- +++ A “destination” is a trailhead, vista point and/or a place where the trail TYPE can change without leaving someone having to backtrack, unintentionally.

From: Majcher, Todd [tmajcher@LOWEENTERPRISES.com]
Sent: Monday, July 16, 2012 5:22 PM
To: ezstevens@cox.net; Ara Mihranian
Cc: cc@rpv.com; Greg Pfost;Carolynn Petru; Jerry Duhovic@hotmail.com; Terri Haack@destinationshotels.com
Subject: RE: Terranea City Meeting July 17

Attachments: image001.jpg



image001.jpg (16 KB)

Mr. Stevens,

I hope this email finds you well.

I am writing in response to your recent emails regarding the Coastal Sage Scrub Habitat provided in the City median adjacent to Terranea. I think it is important that I provide some additional information and perhaps some insight into the projects timeline and corresponding approvals.

In August 2002 the City Council of Rancho Palos Verdes approved the development of Terranea. In September 2002, the project was appealed to the California Coastal Commission. During the following year we responded to the concerns of the Commission, worked with the local community and amended the project accordingly. In June 2003, the CCC approved the revised project and adopted additional conditions of approval to address concerns related to Public Trails and Parks, Parking, Management and Maintenance (Operations) of the Resort Hotel, Landscaping, Pest Management, Signs, Lighting, Geology, Erosion Control, and Water Quality and specifically the Restoration and Enhancement of Habitat Areas and Site Landscaping.

In October 2003 the City Council reviewed the Coastal Commission's final approved project, adopted conditions of approval, and included the new Conditions as a part of the final City Council conditions of approval.

It should be noted that with the adoption of the Coastal Commission's additional conditions it was noted by Staff that there could be instances in which the City's conditions and the Coastal Commission's conditions both address a particular aspect of the project. Consequently, the Terranea Conditions of Approval No. 7 states that "in the event that a condition of approval is in conflict or is inconsistent with any mitigation measure for this project, this stricter shall govern."

Prior to the 2002 appeal the center median and adjacent City Right of Way, was not considered part of the approved project. However, with it's 2003 approval, the Commission required the submittal of a Habitat Enhancement Management Plan which, contrary to the City's Conditions of Approval adopted in 2002, also required that a significant portion of the site be re-vegetated with coastal bluff scrub. This included the addition of CSS Habitat Restoration Areas along Palos Verdes Drive South in the center median and City Right of Way for the project frontage adjacent to Terranea.

In several meetings with both Coastal Staff and Biologists we were told that the intent of this revision was to increase the ecological integrity of the CSS Habitat, increase the linear footage of ecologically important edge conditions and provide a link to the City's NCCP. As directed, we revised our plans and included this into the CSS Habitat Restoration Areas; at considerable cost to the project.

In 2007 we began construction on Terranea and completed CSS planting in 2009. Three years later we are almost at 80% coverage and far exceeding the goals set forth in our Biological Management Plan. Detailed annual reports documenting the maintenance and analysis of these areas have been submitted to both the Coastal Commission and City Staff.

We remain very proud of this accomplishment.

Last year, pursuant to the adopted amended conditions, we began trimming the CSS Habitat along Palos Verdes Drive South in the center median and along the City Right of Way to a height of 30". It should be noted that pruning the habitat was not discussed in the original Coastal Commission approval because pruning CSS is not an ideal condition for habitat. However, per the above noted Council action and with the agreement of the CCC Biologist, Dr. Jonna Engel, we now prune quarterly to insure concerns regarding view obstructions are addressed. It should be noted that Dr. Engel had recommended a minimum height of 36"-40" but compromised to 30". Additionally, to insure that trimming does not impact the integrity of the habitat or species found within, our biologists are present during pruning activity and landscaping crews are trained accordingly. All of this work is not without a significant expense to Terranea.

We remain committed to protecting the environment that defines Rancho Palos Verdes. While this includes the preservation of views and view corridors it also includes the preservation of our CSS Habitat; both of which remain a requirement in the Conditions of Approval for Terranea.

We are hopeful that this email can provide you with additional insight into the approval of Terranea and perhaps describe the significant work and efforts we have provided to address the ongoing needs and concerns of the Community, City Council, California Coastal Commission and other regulatory agencies involved in the review and approval of Terranea. It remains a very complicated project with several years of review, analysis and approvals woven into it's history.

We are available to meet and answer additional questions you may have or walk the areas in question.

Sincere regards,

J. Todd Majcher
Vice President
Lowe Destination Development

and

Terri A. Haack
Executive Vice President and Managing Director Terranea Resort

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

From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Sun 7/15/2012 9:56 PM
To: RPV Planning
Cc: cc@rpv.com; Greg Pfof RPV ; City Manager RPVCarolynn Petru.; Jerry Duhovic@hotmail.com; Majcher, Todd; Terri Haack@destinationshotels.com
Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on

Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

From: Lenée Bilski [leneebilski@hotmail.com]
Sent: Tuesday, July 17, 2012 7:23 AM
To: City Council
Cc: Ara Mihranian
Subject: Terranea Resort July 17, 2012

July 16, 2012

Dear RPV Mayor Misetich and City Council members,

Regarding the view corridor along Palos Verdes Dr. So., over the past year the native plants block the public's view of the ocean and Catalina most of the time. I drive a standard sedan, not an SUV and the view is obstructed. I am very disappointed that the plants are allowed to grow 30" high though the buildings were required to be built low. Today I see that the plants have been trimmed way down since I drove by last Wednesday, but they will quickly grow up again long before the next required quarterly trimming. Therefore, most of the time there is view impairment caused by the location of the 30+" high plants. I suggest a continuance and review of this item including location & species of plantings.

Coastal Commission Special Condition No. 7.B.6 states:

"The applicant shall install plants adjacent to Palos Verdes Drive South that provide food and cover for wildlife, including gnatcatchers, migration between the nearby offsite habitat areas to the northeast and northwest under consideration for inclusion in the City's Natural Communities Conservation Plan (NCCP) program as depicted in Exhibit 24. Species outside of expected shade canopies shall be predominantly coastal sage scrub plants. Tree canopies shall be limited to ten percent of the area. All plant materials shall be native to the Palos Verdes Peninsula."

There seems to be a misinterpretation of what the Coastal Commission intended. That is, the LOCATION of the native plants. This Condition indicates that native plants should be installed that connect the Terranea development to the native habitat area on the northwest end, and native plants should be installed that connect the wildlife corridor on the northeast end to Terranea for migration, food and cover. It does not state planting should extend the entire length of the northern boundary of the property all along PVDr.So. opposite the Salvation Army property where there is not native habitat.

The Coastal Commission approved the RPV Coastal Specific Plan which clearly identifies Palos Verdes Drs. South and West as a public viewing station TO BE PROTECTED. (See pages C-11 and C-12). All new developments in the coastal zone must be analyzed for view impairment and that's why Ocean Front Estates, Terranea and other new property developments are limited in height. Therefore, in my opinion it is unlikely that the Coastal Commission intended to contradict themselves by requiring view-obstructing foliage all along the Terranea northern property line on Palos Verdes Dr. South, while at the same time requiring the buildings' heights to be low so as not to impair the public's view from the Drive. Doesn't the stricter Coastal Specific Plan take precedence?

Do you believe the Coastal Commission meant to contradict itself?

Now there is a contradiction between the the Coastal Specific Plan and implementation of the Special Condition for Terranea landscaping. The structure heights do conform to the Coastal Specific Plan. This revised landscaping does not. It cost Terranea a considerable amount to revise. and now costs the resort a considerable amount to trim back. Do we know if the wildlife is even using this high-traffic area?

There seems to have been a misinterpretation of the Condition. This issue of WHERE needs a review and clarification. If there are some tall plants in limited areas, but otherwise the plants are low in height along the Drive, then the public still has their view and the wildlife has their protection. The problem now is the LOCATION of view- blocking plants all along the northern boundary of Terranea. As it stands, the current interpretation imposes an unfair burden on the Terranea resort to trim all those plants every 3 months down to 30 inches and impairs the public's view most weeks of the year. I don't think trimming has harmed any plants. I wonder if any gnatcatchers have been anywhere near these bushes because of the traffic situation?!! This is a problem that needs to be reviewed and fixed.

7/17/2012

1 of 2

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I support protection of the wildlife, and contributed time, money & effort to acquire the Portuguese Bend Preserve. I congratulate the City and Lowe's Enterprise for the Terranea Destination Resort development. However, I think some landscaping mistake was made here which needs to be addressed.

The RPV Resolution passed July 5, 2011 states the bird breeding season as September 1 through February 14, while today's staff report for this items states February 15 through August 31. Which is it?

I would request that you continue this matter for interpretive review and clarification, not just for us now, but for the future generations and for any other coastal developments which may look to Rancho Palos Verdes for an example of landscaping in the coastal zone.

Thank you for all you do for RPV!

Sincerely,
Lenée Bilski

From: ezstevens@cox.net
Sent: Tuesday, July 17, 2012 12:41 PM
To: cc@rpv.com; Jerry Duhovic@hotmail.com; CityManager; Carolynn Petru
Subject: Re: Terranea City Meeting July 17

City Council,

I am concerned that everyone may have taken the easy way out to enhance the area along PV DR.S. for the GNATCATCHERS to have a place to nest.

As I stated previously I cannot believe that Terranea's Biologist, City & Coastal commission biologist think that gnatcatchers are really going to nest were the traffic is whizzing by at 30 to 60 miles/hr., along with the public walking, golfers & bikes. I bet when the biologists came out to observe the trimming this past year there is no sign of any nests, this should have been a consideration for review at this meeting.

I know that looking for a report on nesting was not a part of this meeting.

The original agreement & amendment's only stated that native coastal sage scrub was to be planted from the approved palate of native sage scrub I do not know at this stage whether all the parties have adapted & signed this final resolution amendment.

[This was sent by Ara]

The July 5, 2011 City Council Staff Report is posted on the City's website under the Terranea homepage at the following link:

http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA_SR_2011_07_05_C_Terranea.pdf

Ara has highlighted the revisions on page 35 -41

Here is my view

Page C-36 Exhibit "C" of resolution No. 2002-34 **shall be planted with suitable locally native plants and grasses.** Revised per City resolution No. 2011-xx on July 5, 2011 that the Coastal Commission just rubber stamped without looking at the Zone 'C' that was recommended by the Terranea Biologist & accepted as gospel by the City & OK by Gary Timm of the Coastal Commission staff.

I think that this was done incorrectly without the Coastal commission doing a more thorough study of the issue **and without coming out for a site visit.** The approved palate of plants gave no reference to the exact height of plants to be planted along the curb

I am just trying to save what little of the Coastal View Corridor is preserved for Future generations to enjoy.

PS: Terranea's Gardeners did a wonderful job in trimming the shrubs on the North side of PV DR. S. along the guard rail & also along the curb of PV DR. S some of the plants along the parallel DG walking trail need to still be trimmed.

A suggestion For possible fixing this situation, I suggest attrition. There are several places where there are gaps in the roadside planting. Low growing plants should be used to fill in these gaps and any future ones which occur. Fire hydrants should be kept more accessible, too. Simple as that.

Also I can remember reading in the Coastal commission report that once the native plants have been established **all the water sprinklers are to be turned off & removed** as Trump has done for their native habitat areas & the entire habitat areas to survive on their own as up in the unmanaged Preserve areas.

PS: Have you or your staff noticed a lot of dead animals that have been run over lately along PV DR.S in

7/17/2012

1 of 2

C

front of the Terranea resort.

I still say Zone 'C' should never have been suggested as an enhancement area for native shrubs for the animals.

I know that you just want to forget about this issue & move forward

Sincerely Ed

From: Ara Mihranian
Sent: Tuesday, July 17, 2012 1:01 PM
To: Teresa Takaoka
Subject: FW: FYI Here is an email response I sent to Todd Majcher OF Terranea - City Meeting July 17
Please include this as late correspondence.
Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpv.com
www.palosverdes.com/rpv



Do you really need to print this e-mail?

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From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Tuesday, July 17, 2012 12:23 PM
To: Ara Mihranian
Subject: FYI Here is an email response I sent to Todd Majcher OF Terranea - City Meeting July 17

From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Tuesday, July 17, 2012 12:14 PM
To: Todd Majcher @LOWEENTERPRISES.com
Subject: Terranea City Meeting July 17

Dear Todd,

I appreciate the time & effort you took to answer my concerns. I am well aware of all the time & money that you have spent in building your wonderful resort. I worked for one of the firms that did the original Geotechnical study so I am well aware of what it took to build your resort. I retired in 2005.

I am not upset with you or your firm, I am just concerned that everyone may have taken the easy way out to enhance the area along PV DR.S. for the GNATCATCHERS to have a place to nest.

As I stated previously I cannot believe that your Biologist, City & Coastal commission biologist think that gnatcatchers are really going to nest where the traffic is whizzing by at 30 to 60 miles/hr., along with the public walking, golfers & bikes. I bet when the biologists came out to observe the trimming this past year there is no sign of any nests, this should have been a consideration for review at this meeting.

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[This was sent by Ara]

The July 5, 2011 City Council Staff Report is posted on the City's website under the Terranea homepage at the following link:
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[05/RPVCCA_SR_2011_07_05_C_Terranea.pdf](http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA_SR_2011_07_05_C_Terranea.pdf)

Ara has highlighted the revisions on page 35 -41

Here is my view

Page C-36 Exhibit "C" of resolution No. 2002-34 **shall be planted with suitable locally native plants and grasses.** Revised per City resolution No. 2011-xx on July 5, 2011 that the Coastal Commission just rubber stamped without looking at the Zone 'C' that was recommended by the Terranea Biologist & accepted as gospel by the City & OK by Gary Timm of the Coastal Commission staff.
I think that this was done incorrectly without the Coastal Commission doing a more thorough study of the issue and without coming out for a site visit. The approved palette of plants gave no reference to the exact height of plants to be planted along the curb

I am just trying to save what little of the Coastal View Corridor is preserved for Future generations to enjoy.

PS: Your Gardeners did a wonderful job in trimming the shrubs on the North side of PV DR. S. along the guard rail & also along the curb of PV DR. S some of the plants along the parallel DG walking trail need to still be trimmed. **Thank You**

A suggestion For possible fixing this situation, I suggest attrition. There are several places where there are gaps in the roadside planting. Low growing plants should be used to fill in these gaps and any future ones which occur. Fire hydrants should be kept more accessible, too. Simple as that. Also I can remember reading in the Coastal Commission report that once the native plants have been established all the water sprinklers are to be turned off & removed as Trump has done for their native habitat areas & the entire habitat areas to survive on their own as up in the unmanaged Preserve areas.

PS: Have you or your staff noticed a lot of dead animals that have been run over lately along PV DR.S in front of your resort.

I still say Zone 'C' should never have been suggested as an enhancement area for native shrubs for the animals.

I know that you just want to forget about this issue & move forward

Sincerely Ed

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

From: Majcher, Todd [<mailto:tmajcher@LOWEENTERPRISES.com>]

Sent: Monday, July 16, 2012 5:22 PM

To: ezstevens@cox.net; RPV Planning

Cc: cc@rpv.com; Greg Pfof RPV ; City Manager RPVCarolynn Petru;; Jerry Duhovic@hotmail.com; Terri Haack@destinationshotels.com

Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

I hope this email finds you well.

I am writing in response to your recent emails regarding the Coastal Sage Scrub Habitat provided in the City median adjacent to Terranea. I think it is important that I provide some additional information and perhaps some insight into the projects timeline and corresponding approvals.

In August 2002 the City Council of Rancho Palos Verdes approved the development of Terranea. In September 2002, the project was appealed to the California Coastal Commission. During the following year we responded to the concerns of the Commission, worked with the local community and amended the project accordingly. In June 2003, the CCC approved the revised project and adopted additional conditions of approval to address concerns related to Public Trails and Parks, Parking, Management and Maintenance (Operations) of the Resort Hotel, Landscaping, Pest Management, Signs, Lighting, Geology, Erosion Control, and Water Quality and specifically the Restoration and Enhancement of Habitat Areas and Site Landscaping.

In October 2003 the City Council reviewed the Coastal Commission's final approved project, adopted conditions of approval, and included the new Conditions as a part of the final City Council conditions of approval.

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It should be noted that with the adoption of the Coastal Commission's additional conditions it was noted by Staff that there could be instances in which the City's conditions and the Coastal Commission's conditions both address a particular aspect of the project. Consequently, the Terranea Conditions of Approval No. 7 states that "in the event that a condition of approval is in conflict or is inconsistent with any mitigation measure for this project, this stricter shall govern."

Prior to the 2002 appeal the center median and adjacent City Right of Way, was not considered part of the approved project. However, with its 2003 approval, the Commission required the submittal of a Habitat Enhancement Management Plan which, contrary to the City's Conditions of Approval adopted in 2002, also required that a significant portion of the site be re-vegetated with coastal bluff scrub. This included the addition of CSS Habitat Restoration Areas along Palos Verdes Drive South in the center median and City Right of Way for the project frontage adjacent to Terranea.

In several meetings with both Coastal Staff and Biologists we were told that the intent of this revision was to increase the ecological integrity of the CSS Habitat, increase the linear footage of ecologically important edge conditions and provide a link to the City's NCCP. As directed, we revised our plans and included this into the CSS Habitat Restoration Areas; at considerable cost to the project.

In 2007 we began construction on Terranea and completed CSS planting in 2009. Three years later we are almost at 80% coverage and far exceeding the goals set forth in our Biological Management Plan. Detailed annual reports documenting the maintenance and analysis of these areas have been submitted to both the Coastal Commission and City Staff. We remain very proud of this accomplishment.

Last year, pursuant to the adopted amended conditions, we began trimming the CSS Habitat along Palos Verdes Drive South in the center median and along the City Right of Way to a height of 30". It should be noted that pruning the habitat was not discussed in the original Coastal Commission approval because pruning CSS is not an ideal condition for habitat. However, per the above noted Council action and with the agreement of the CCC Biologist, Dr. Jonna Engel, we now prune quarterly to insure concerns regarding view obstructions are addressed. It should be noted that Dr. Engel had recommended a minimum height of 36"-40" but compromised to 30". Additionally, to insure that trimming does not impact the integrity of the habitat or species found within, our biologists are present during pruning activity and landscaping crews are trained accordingly. All of this work is not without a significant expense to Terranea.

We remain committed to protecting the environment that defines Rancho Palos Verdes. While this includes the preservation of views and view corridors it also includes the preservation of our CSS Habitat; both of which remain a requirement in the Conditions of Approval for Terranea.

We are hopeful that this email can provide you with additional insight into the approval of Terranea and perhaps describe the significant work and efforts we have provided to address the ongoing needs and concerns of the Community, City Council, California Coastal Commission and other regulatory agencies involved in the review and approval of Terranea. It remains a very complicated project with several years of review, analysis and approvals woven into its history.

We are available to meet and answer additional questions you may have or walk the areas in question.

Sincere regards,

J. Todd Majcher
Vice President
Lowe Destination Development

and

Terri A. Haack
Executive Vice President and Managing Director Terranea Resort

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

From: ezstevens@cox.net [mailto:ezstevens@cox.net]

Sent: Sun 7/15/2012 9:56 PM

To: RPV Planning

Cc: cc@rpv.com; Greg Pfof RPV ; City Manager RPVCarolynn Petru; Jerry Duhovic@hotmail.com; Majcher, Todd; Terri

7/17/2012

3 of 4

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

From: Nelsongang@aol.com
Sent: Tuesday, July 10, 2012 12:20 PM
To: cc@rpv.com
Cc: TMajcher@LoweEnterprises.com; thaack@destinationhotels.com
Subject: July 17 Mtng: Terranea Vegetation Trim Item: Support
Attachments: 120712TerraneaCC.pdf

Council,
We tried to get this done in time to make your Council packet but apparently this item is already a 'wrap.'
So below is what Sea Bluff HOA submitted in support of Terranea Resort and our Staff Report.
With a RPV date stamp, this also attached as a pdf that you will see again as 'late correspondence.'
Just wanted you to know of our support.
Sandie Nelson
Board member
310-544-4632

Ara Mihranian
Project Planner
Community Development Department
Rancho Palos Verdes City Hall
30940 Hawthorne Blvd.,
Rancho Palos Verdes, CA 90275

Sea Bluff Homeowners Association
6612 Channelview Court
Rancho Palos Verdes, CA 90275

July 10, 2012

Subject: Terranea Resort - July 17, 2012 City Council Meeting on Roadway Vegetation

Ara,

As 'Terraneighbors' Sea Bluff HOA directly borders Terranea Resort. It has been our pleasure to support Terranea Resort's efforts since 1999.

And, in regard to tonight's review of Terranea's requirement to trim native plantings to 30" along PVDS and in the median we would like to support your Staff recommendation. At this time Sea Bluff has absolutely no issue with this trimming and appreciate the opportunity to let you and our Council know.

Sincerely,

Sandie Nelson
Board Member

Ara Mihranian
Project Planner
Community Development Department
Rancho Palos Verdes City Hall
30940 Hawthorne Blvd.,
Rancho Palos Verdes, CA 90275

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JUL 10 2012

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Sea Bluff Homeowners Association
6612 Channelview Court
Rancho Palos Verdes, CA 90275

July 10, 2012

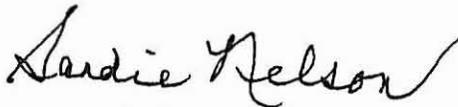
Subject: Terranea Resort - July 17, 2012 City Council Meeting on Roadway
Vegetation

Ara,

As 'Terraneighbors' Sea Bluff HOA directly borders Terranea Resort. It has been our pleasure to support Terranea Resort's efforts since 1999.

And, in regard to tonight's review of Terranea's requirement to trim native plantings to 30" along PVDS and in the median we would like to support your Staff recommendation. At this time Sea Bluff has absolutely no issue with this trimming and appreciate the opportunity to let you and our Council know.

Sincerely,



Sandie Nelson
Board Member

From: jessica [jessboop@cox.net]
Sent: Monday, July 16, 2012 1:34 PM
To: city council; Ara Mhrianian
Cc: Timm, Gary@Coastal
Subject: City Council Meeting July 17 Terrenea

Dear City Council Members, Mayor Misetich:

Regarding the Terrenea vegetation that is blocking or will block the views of the ocean of those who walk, jog, bike and travel Palos Verdes Drive South/West, I think there is a tremendous amount of confusion regarding the intent of the Coastal Commission, our Coastal Specific Plan view corridors, and what constitutes coastal sage.

This is an extremely important issue as it has always been the intent of our City and its founding fathers to protect what is so precious to all of us, both residents and visitors to our beautiful city, and that is our coastline! The reason visitors have been coming to Palos Verdes is our coastline.

I do not think we should take this issue lightly.

Let's make sure we have enough time to meet and confer with the proper people, and the Coastal Commission surely would be on the top of the list. Also, there might need to be consultation with Fish & Wildlife and Fish & Game, and other government agencies, and those people and agencies who need to be counted in on this as there is wildlife to be protected in this area. I don't think, although I surely am no expert, that the intent was to have 30" coastal sage in a median with cars whizzing by at 50 or so miles an hour. I would think that the gnatcatcher and blue butterfly, two protected species, should not be enticed by the coastal sage planted in that area; it's not a very safe area for them. Also, there are small wildlife that need to be able to run through or jump over the vegetation to protect themselves from other larger wildlife and from the cars, and 30" tall hedges may not be the best for them. All of this requires the right agencies to voice their knowledge and experience.

All the government agencies appear to be short staffed, so it might be good to delay any decisions to a further time to allow everyone sufficient time to weigh in on this issue. Most things benefit from a proper review.

Please protect our coastline.

Thank you for your service to our beautiful community.

Sincerely,

Jessica Leeds

Honorable Mayor, Members of the City Council, and Mr. Stevens,

The email message below was received minutes ago from Gary Timm, Coastal Program Manager, reiterating the Coastal Commission Staff's position regarding the height of the roadway and median vegetation fronting Terranea, also known as Zone C of the Landscape Plan.

Please let me know if you have any further questions.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpv.com
www.palosverdes.com/rpv



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From: Timm, Gary@Coastal [mailto:Gary.Timm@coastal.ca.gov]
Sent: Monday, July 16, 2012 1:12 PM
To: Ara Mihranian
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal
Subject: RE: Terranea City Meeting July 17

Hi Ara,

Our position has not changed from last year (as stated in my e-mails that you reference in the e-mails received today). Any reduction in the trimmed height of the sage scrub to less than 30 inches would be inconsistent with the Commission's conditions of approval for the Terranea Resort and Commission staff would not support an amendment request to reduce the height any further.

Gary E. Timm
Coastal Program Manager
South Coast District, Long Beach
California Coastal Commission
562-590-5071
gtimm@coastal.ca.gov

From: Ara Mihranian [AraM@rpv.com]
Sent: Monday, July 16, 2012 11:02 AM
To: ezstevens@cox.net
Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; Gary Timm; John Del Arroz
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In addition to my reply below, I also want to remind you that the July 5, 2011 City Council Staff Report included an email excerpt from Gary Timm, Coastal Program Manager, that stated Coastal Commission Staff's position regarding the height of the roadway and median vegetation pursuant to "Zone C" of the Habitat Enhancement Area for Terranea, as follows:

*Hi Ara,
I'm glad it went well. If at some future time the Council decides to allow the sage scrub to be trimmed to a height of less than 30 inches please contact us. That would threaten the viability of the CSS and I believe that would trigger an amendment to the Commission's CDP which we would not support. Thanks for keeping us in the loop.*

The July 5, 2011 City Council Staff Report is posted on the City's website under the Terranea homepage at the following link:

http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA_SR_2011_07_05_C_Terranea.pdf

I will see you at 3pm.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Ara Mihranian
Sent: Monday, July 16, 2012 8:38 AM
To: 'ezstevens@cox.net'
Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; 'Gary Timm'; 'John Del Arroz'
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In light of your request below, I would like to suggest we meet here at City Hall (rather than at Pelican Cove Parking Lot) today at 3pm so that I can show you the original City Council Conditions (adopted in 2002), the City Council certified EIR (including the Biological Section), the 2002 City Council approved plans, the Coastal Conditions and the final Coastal Commission approved project plans that were

7/16/2012

1 of 3

C

accepted by the City Council on October 7, 2003 based on the modifications adopted by the Coastal Commission in 2003. Please confirm that you will be able to meet me at City Hall today at 3pm.

As for the requested contact information at the Coastal Commission, the City's representatives at the Long Beach office (South Coast District 200 OceanGate 10th Floor Long Beach, CA 90802) are as follows:

- Gary Timm, Coastal Program Manager
- John Del Arroz, Coastal Program Analysts

They can be reached at 562-590-5071.

I agree that it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized for the Council's consideration as it relates to the City's coastal view corridor and coastal sage scrub habitat. As such, I have copied coastal staff listed above on this email so that they are aware of your request and can chime in.

Let me know if you have any further requests before we meet at 3pm today.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
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From: ezstevens@cox.net [mailto:ezstevens@cox.net]

Sent: Sunday, July 15, 2012 9:57 PM

To: Ara Mihranian

Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher @LOWEENTERPRISES.com; Terri Haack@destinationshotels.com

Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal

7/16/2012

2 of 3

scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

From: Ara Mhrianian [AraM@rpv.com]

Sent: Friday, July 13, 2012 3:59 PM

To: ezstevens@cox.net

Cc: cc@rpv.com; Greg Pfost;Carolynn Petru; Terri Haack@destinationshotels.com; Todd Majcher @LOWEENTERPRISES.com

Subject: RE: RPV meeting July 17 = The battle continues for the Public's future generations to enjoy the Open Coastal View Corridor in front of Terranea

Mr. Stevens,

I am available to meet with you Monday afternoon...just let me know when. I can meet you at the Pelican Cove Parking Lot (formerly known as the Fishing Access Parking lot).

I also want to point out to you that the coastal commission, not the City Council, imposed additional landscape conditions on the project, increasing the Habitat Enhancement Area established by the City to include the entire coastal bluff top, the area in and around the Palos Verdes Drive South parkway and median, and along the northern end of the golf course adjacent to the roadway. The purpose of the Coastal Commission's increase to the Habitat Enhancement Area was to protect the flora and fauna along the coastal bluff top and to enhance the connectivity to the coastal sage scrub habitat located at Upper Point Vicente portion of the City's NCCP Preserve (around the City's Civic Center), currently known as the Alta Vicente Reserve. The Coastal Commission indentified this area as "Zone C - Roadside Enhanced Habitat Native Planting Zone" per Coastal Commission Special Condition No. 7.B.6 which states:

The applicant shall install plants adjacent to Palos Verdes Drive South that provide food and cover for wildlife, including gnatcatchers, migration between the nearby offsite habitat areas to the northeast and northwest under consideration for inclusion in the City's Natural Communities Conservation Plan (NCCP) program as depicted in Exhibit 24. Species outside of expected shade canopies shall be predominantly coastal sage scrub plants. Tree canopies shall be limited to ten percent of the area. All plant materials shall be native to the Palos Verdes Peninsula.

When the project was approved by the City Council in 2002, it was envisioned that the roadway and median landscaping would be ornamental plantings similar to other coastline developments. As such, the vegetation in this area was restricted to a maximum height of 1-foot to help protect views for motorists along Palos Verdes Drive South. However, as noted above, the Coastal Commission subsequently imposed Condition No. 7.B.6 on the project which required the landscaping along the roadway and median to be coastal sage scrub. In speaking to wildlife biologists on this issue, coastal sage scrub will not thrive nor be considered viable habitat for the dispersal and foraging of the California gnatcatcher if it is limited to 1-foot in height. The applicant's biologist indicated last year that "trimming these plants to 12 inches from the ground would reduce the opportunity for successful foraging and remove cover provision altogether, which would be out of compliance with the intent of the resource agency conditions listed above." Thus the applicant's biologist recommended that if trimming is to occur, "a minimum plant height for maintaining foraging and cover opportunity in this area would be 30-inches from the ground and, most importantly, trimming should only occur outside of the California gnatcatcher breeding season (February 15 through August 30)." At the time Staff consulted with PVPLC and Coastal Commission biologists who concur that the coastal sage scrub should be trimmed no less than 30-inches in height to provide adequate habitat for dispersal.

As indicated in the July 17th Staff Report, the Coastal Commission Staff informed the City last year that it would not support an amendment to the Coastal Conditions to reduce the trimming height to less than 30-inches. I can provide you with that correspondence on Monday when we meet.

Lastly, Staff understands that the Council's directive last year was to review the effectiveness of this Condition as it relates to the trimming and views, not to assess the biological value and viability of the coastal sage scrub, as it relates to nesting gnatcatchers.

I will see you on Monday. Have a nice weekend.
Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: ezstevens@cox.net [mailto:ezstevens@cox.net]
Sent: Friday, July 13, 2012 3:31 PM
To: Ara Mihranian
Cc: cc@rpv.com; Greg Pfof;Carolynn Petru; Terri Haack@destinationshotels.com; Todd Majcher @LOWEENTERPRISES.com
Subject: RE: RPV meeting July 17 = The battle continues for the Public's future generations to enjoy the Open Coastal View Corridor in front of Terranea

Dear Ara,

I just read the staff report, & there is no follow up on how many Gnatcatchers are nesting along the busy roadway since the biologist recommended a 30 inch height. Also no follow up showing the migration area was at the far end of the west public parking lot that was in the Terranea environmentally report.

Also the majority of the general public do not drive large SUV'S OR City pickup trucks so that when we drive by in our standard cars it is difficult to view the Open Coastal View Corridor. Also the 30 inch height is really 36 inches above the roadway.

I did not see a copy of the Coastal staff report recommending the 30 inch height increase. For over the 5 to 6 years during construction & even when Marinland was operating & eventually closed there was no natural vegetation growing along the curb to block the Open Coastal View Corridor for the general public to enjoy. This area along PV Dr S HAS BEEN OPEN FOR THE 45 YEARS that I have been a resident here & it is a shame that we should have to be discussing this issue that one of the reasons the City of RPV was formed was to protect the Open Coastal View Corridor for future generations to enjoy.

I would like to take a walk with you on Monday afternoon around 2:30 -5 pm as I have a doctor's appointment Monday morning or any time on Tuesday THAT YOU ARE AVAILABLE.

Sincerely Edward Stevens

From: Ara Mihranian [mailto:AraM@rpv.com]
Sent: Friday, July 13, 2012 11:24 AM
To: ezstevens@cox.net; cc@rpv.com; Carolynn Petru; Greg Pfof
Cc: Terri Haack@destinationshotels.com; Majcher, Todd
Subject: RE: RPV meeting July 17 = The battle continues for the Public's future generations to enjoy the Open Coastal View Corridor in front of Terranea

Dear Mr. Stevens,

Thank you for sharing your concerns regarding the height of the roadway vegetation along the frontage of Terranea as it relates to the City's view corridors.

The July 17th City Council Staff Report will be posted on the City's website today and I encourage you to read the Staff Report. If after reading the Staff Report you would like to further discuss this matter, I would be happy to meet you at the site prior to Tuesday's Council meeting. Just let me know when you are available.

Take care,
Ara

7/13/2012

2 of 5

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
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From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]

Sent: Wednesday, July 11, 2012 8:21 PM

To: Ara Mihranian; cc@rpv.com; Carolyn Petru; Greg Pfof

Cc: Terri Haack@destinationshotels.com

Subject: RPV meeting July 17 = The battle continues for the Public's future generations to enjoy the Open Coastal View Corridor in front of Terranea

Subject: The battle continues for the Public's future generations to enjoy the Open Coastal View Corridor in front of Terranea

Dear Ara,

Here we are another year has gone by & we are still trying to resolve this very important issue.

I know you have been very busy this year. I have to complement you & your staff for really doing a great job for RPV.

I included a copy of our last year's communication. I hope that you will have time to read & study the issue with Terranea's biologist Thienan Ly Pfeiffer & with Terri & Todd. I still cannot believe that the Gnatcatchers really have built any nests along the curb of PV Dr. S. & along the center Medium. Did the biologist take the time to really see if any nests were built in this area?

I walk the area a couple times a month as I live across the road from Trump & it is very easy for me to walk to Terranea, I rarely see any birds along the curb or the center divider with the cars whizzing by every few minutes at 40 to 60 miles/hour. I walk in the mornings when most of the birds should be out and about.

Please examine all the data with the biologist's report, like I stated previously that the Biologists were doing what they thought was what the Coastal Commission wanted TO SEE & HEAR. The Biologist did not even follow their own findings Please have the biologist Thienan Ly Pfeiffer review Special condition 7 which states that the Migration zone is at the far West end parking lot as per the original map that she prepared for the Coastal Commission. Page 5-85 of the staff report does not state 30 inch shrubs are needed & also states to protect the Public's open coastal view corridor.

The original construction agreement with the City & Terranea {the Coastal Commission received 7/13/2012

a copy } stating that the foliage along PV DR. S. was to be only 18 inches above the road or 12 inches above the curb.

I do not think I am being unreasonable in trying to protect the open Coastal View corridor for future generations to enjoy, also this will help expose the open beauty of this world class Resort for all to enjoy for many years.

I think the 30inch agreement is totally out of line with the original Biologist & City reports.

See you at the meeting next week.

Sincerely

Edward Stevens

Resident for over 45 years

PS: I want to Thank you for trimming the center divider shrubs to the same height as the Metal Guard rail.

From: EZStevens [mailto:ezstevens@cox.net]

Sent: Wednesday, August 03, 2011 7:46 AM

To: Ara

Subject: RE: I lost the battle for the Public's future generations to enjoy the Open Coastal View Corridor

Hi Ara,

Take a look at this Link of the awesome open view before Terranea was opened along PV Dr S. & it will make you feel awful at what happen to a magnificent & awesome Open View of the Public's Coastal View Corridor that will now be lost forever to gnatcatchers. The gnatcatchers will never nest next to cars going by a 50 miles an hour. so that Terranea could be built showing that they are planting native habitat for the gnatcatchers without really studying the whole environment along PV Dr S. When only the far west end Public parking Fishing lot area is the only real possible Migration area for the Gnatcatchers.

Please have the biologist Thienan Ly Pfeiffer review Special condition 7 which states that the Migration zone is at the far West end parking lot as per the original map that she prepared for the Coastal Commission. Page 5-85 of the staff report does not state 30 inch shrubs are needed & also states to protect the Public's open Coastal View Corridor for future generations to enjoy.

You can also use this link to travel the full 7 miles of PV Dr S & see how the uncontrolled growth is turning the Public's view into A – PEEK – A – BOO – View.

<http://www.vpike.com?e=33.742078,-118.399056:100.93>

Thanks for taking the time to read this, maybe you can clear this up before next year.

Sincerely Edward Z Stevens

PS: If you get a chance walk along the Coastal trail from the sandy beach area of Terranea to the far west parking lot & see how the native shrubs are blocking the view for Guests. It has now turned into A – PEEK – A – BOO – VIEW. You want the guests to go home & brag to their friends that they had a great stay &

the view was to die for. JULY 17, 2012 CITY COUNCIL MEETING – FOLLOW UP REPORT
ON ROADWAY VEGETATION

On July 17, 2012, the City Council will receive a follow-up report on the effectiveness of the Council approved Condition that increased the maximum height limit to 30-inches for any vegetation that grows along the median and parkway of Palos Verdes Drive South along the frontage of the Terranea Resort.

The July 17th City Council Staff Report will be posted on the City's website on or after July 12, 2012. A list-serve message next week will announce its availability.

Inquiries should be directed to Ara Mihranian, Project Planner, at 310-544-5228 or via email at aram@rpv.com

From: jessica [jessboop@cox.net]
Sent: Monday, July 16, 2012 2:27 PM
To: Ara Mihranian; CC@rpv.com
Cc: Timm, Gary@Coastal
Subject: Re: FW: Terranea City Meeting July 17

Ara,

Thank you so much for forwarding the Coastal email. In reviewing some of the documentation, I think there is confusion as to the location of the 30" sage scrub. My take is (and let me clarify..I have not had an opportunity to read everything) that the location to be planted with 30" coastal sage is not in the median and adjoining PV Drive. The location, as I see it, is on the bluff. This is not a bluff!

Again, I think it would be wonderful to have more time for the public to review this information. These issues come up quickly and the staff reports do not come out until the Thursday night of even Friday before a Tuesday council meeting. That does not allow the public to have time (some are working!) to go to City Hall (which is closed on the weekend!) to the Planning Department, or access the information on line (assuming one is computer savvy!) and look the proper information up. I know the fact that the staff report does not come out until late Thursday or Friday before the Tuesday meeting is not your doing; you are only following the city's rules, however, for the public, I think the staff report should come out a week before the meeting to allow the public more time!!!!

Why not continue this item, allow the public to meet with you, with the proper papers, maps, view corridor data and try and figure this out so everyone has a chance to review. After reviewing the documentation, maybe a site visit would be appropriate.

Have the people who protect the gnatcatchers and blue butterfly ever weighed in on this?

Has Gary Timm been out to the Terrenea site to verify that this is indeed is the intended location the Coastal Commission is referring to?

Again, you always are a caring planner, and that is truly appreciated by the public (at least this public!), however, I would like to see if all the parties that have a stake in this are involved in the proper manner. Site visits are always good.

I am copying this to the City Council in hopes that we would get a postponement on this issue.

I will cc Gary Timm also for his information.

Best Regards,
Jessica Leeds

In regards to the staff report
On 7/16/2012 1:46 PM, Ara Mihranian wrote:

Hi Jessica,

I thought you might find this email from Gary Timm helpful in understanding the Coastal Commission's position regarding this matter. The email message from Mr. Timm has been forwarded to the City Council and Mr. Stevens.

7/16/2012

1 of 5

C.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Timm, Gary@Coastal [<mailto:Gary.Timm@coastal.ca.gov>]
Sent: Monday, July 16, 2012 1:12 PM
To: Ara Mihranian
Cc: Del Arroz, John@Coastal; Engel, Jonna@Coastal
Subject: RE: Terranea City Meeting July 17

Hi Ara,

Our position has not changed from last year (as stated in my e-mails that you reference in the e-mails received today). Any reduction in the trimmed height of the sage scrub to less than 30 inches would be inconsistent with the Commission's conditions of approval for the Terranea Resort and Commission staff would not support an amendment request to reduce the height any further.

Gary E. Timm
Coastal Program Manager
South Coast District, Long Beach
California Coastal Commission
562-590-5071
gtimm@coastal.ca.gov

From: Ara Mihranian [<mailto:AraM@rpv.com>]
Sent: Monday, July 16, 2012 11:02 AM
To: ezstevens@cox.net
Cc: cc@rpv.com; Greg Pfost;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; Timm, Gary@Coastal; Del Arroz,
John@Coastal
Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In addition to my reply below, I also want to remind you that the July 5, 2011 City Council Staff Report included an email excerpt from Gary Timm, Coastal Program Manager, that stated Coastal Commission Staff's position regarding the height of the roadway and median vegetation pursuant to "Zone C" of the Habitat Enhancement Area for Terranea, as follows:

*Hi Ara,
I'm glad it went well. If at some future time the Council decides to allow the sage scrub to be trimmed to a height of less than 30 inches please contact us. That would threaten the viability of the CSS and I believe that would trigger an amendment to the Commission's CDP which we would not support.
Thanks for keeping us in the loop.*

following link:

http://www.palosverdes.com/rpv/citycouncil/agendas/2011_Agendas/MeetingDate-2011-07-05/RPVCCA SR 2011 07 05 C Terranea.pdf

I will see you at 3pm.

Ara

Ara Michael Mihranian

Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
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From: Ara Mihranian

Sent: Monday, July 16, 2012 8:38 AM

To: 'ezstevens@cox.net'

Cc: cc@rpv.com; Greg Pfost;Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com; 'Gary Timm'; 'John Del Arroz'

Subject: RE: Terranea City Meeting July 17

Mr. Stevens,

In light of your request below, I would like to suggest we meet here at City Hall (rather than at Pelican Cove Parking Lot) today at 3pm so that I can show you the original City Council Conditions (adopted in 2002), the City Council certified EIR (including the Biological Section), the 2002 City Council approved plans, the Coastal Conditions and the final Coastal Commission approved project plans that were accepted by the City Council on October 7, 2003 based on the modifications adopted by the Coastal Commission in 2003. Please confirm that you will be able to meet me at City Hall today at 3pm.

As for the requested contact information at the Coastal Commission, the City's representatives at the Long Beach office (South Coast District 200 Oceangate 10th Floor Long Beach, CA 90802) are as follows:

- Gary Timm, Coastal Program Manager
- John Del Arroz, Coastal Program Analysts

They can be reached at 562-590-5071.

I agree that it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized for the Council's consideration as it relates to the City's coastal view corridor and coastal sage scrub habitat. As such, I have copied coastal staff listed above on this email so that they are aware of your request and can chime in.

Let me know if you have any further requests before we meet at 3pm today.

Ara

Ara Michael Mihranian

Deputy Director of Community Development

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From: ezstevens@cox.net [<mailto:ezstevens@cox.net>]
Sent: Sunday, July 15, 2012 9:57 PM
To: Ara Mihranian
Cc: cc@rpv.com; Greg Pfof; Carolynn Petru; Jerry Duhovic@hotmail.com; Todd Majcher
@LOWEENTERPRISES.com; Terri Haack@destinationshotels.com
Subject: Terranea City Meeting July 17

Dear Ara,

The City staff has misinterpreted the Coastal Commission imposed planting conditions along Palos Verdes Drive South in front of the Terranea property. The requirement is only that connectivity for wildlife habitat be provided between those portions in the northwest and northeast areas of the property that are adjacent to City owned lands that were under consideration for inclusion in the NCCP. It does NOT require habitat be planted all along the northerly length of the property between the northwest and northeast corners thereof. Staff is misinterpreting the condition and the Coastal Commission needs to weigh in on this before Council makes any findings or decisions on Tuesday.

I remember seeing a NCCP map of that area and the only habitat areas are located at each end of the property where the wildlife corridors are located. I would like to see a map of the NCCP areas since the NCCP is specifically referenced in the special condition. No NCCP in that area? No need for native coastal scrub. I do not believe that NCCP areas are adjacent to the Terranea property all along the length of the northerly boundary. The maps will confirm if my recollection and understanding are correct.

Please send me complete copies of the Coastal Commission original conditions, any changes to those conditions and who requested them, and any correspondence to or from the Coastal Commission and the City, any arborist, other government agencies (such as Fish & Wildlife, and Fish & Game), any requests in writing from the Coastal Commission, and who the contact person is at the Coastal Commission with their direct telephone number & email address. Please consider this a Public Records Act request.

The Rancho Palos Verdes area has view corridors and if the Coastal Specific Plan says this is supposed to be a view corridor, then views are protected from PV Dr. South across the land to the ocean.

The Coastal Commission condition from your email 7.B.6 just says that coastal sage

scrub is to be planted, it did not specify that 30 inch plants need to be planted. There are different varieties of coastal sage scrub that do not grow high and therefore would never have to be trimmed. I can remember the only one who specified the 30 inch height was Terranea's Biologist and the City immediately jumped on it and agreed with the biologist and completely ignored anybody else.

I understand that the staff and the Council are not interested in causing any waves with Terranea over this issue, but it is imperative that a correct interpretation and application of the Coastal Commission's condition be obtained and utilized before a decision is made that will have long term impacts on our precious coastal view corridor, regardless of what inconvenience that will cause. Since this issue is up for consideration on Tuesday, I would appreciate it if you would send to me the above requested information, or so much of it as is immediately available, not later than the end of the business day on Monday, July 16th. At a minimum, please provide to me immediately the contact information of the person(s) most knowledgeable at the CC about this issue.

And yes, I still would like to meet with you on Monday at 3:00 P.M. in front of the Pelican Statue.

Sincerely,

Edward Stevens

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