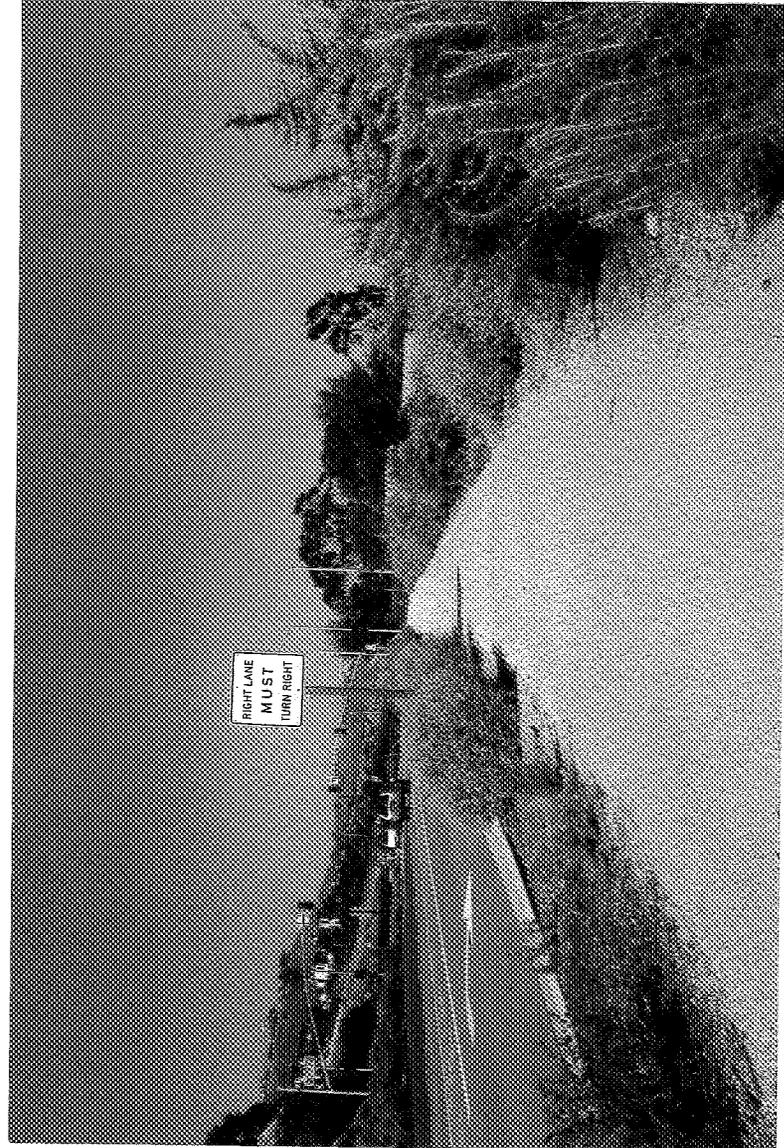
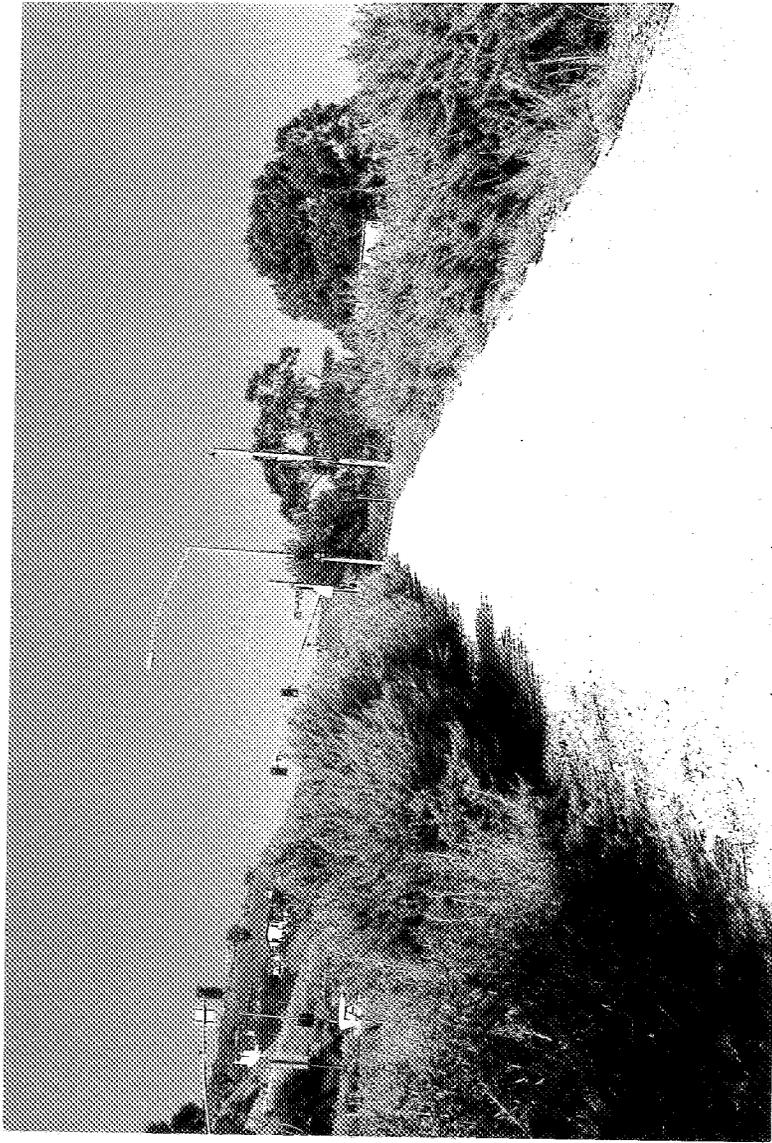


RECEIVED FROM *Edward Stevens*
AND MADE A PART OF THE RECORD AT THE
COUNCIL MEETING OF *June 21, 2011*
OFFICE OF THE CITY CLERK
CARLA MORREALE, CITY CLERK

Item #5







RANCHO PALOS VERDES

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CITY CLERK
DATE: JUNE 21, 2011
SUBJECT: ADDITIONS/REVISIONS AND AMENDMENTS TO AGENDA**

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

Item No.	Description of Material
F	Email from Barry Hildebrand
K	Revised Agreement
1	Email from Craig Whited; Excerpt from Competitive Service Personnel Rules
5	Emails from: Edward Steven; Jim Knight; and Lenée Bilski
7	Letter from Leonard J. Aube; Emails from: Joe Lindorfer; Lynn Swan; Cinthia Joyce; Valerie Blitz; and Christopher F. Wilson
8	Email from Craig Whited (also listed under item 1)

Respectfully submitted,

Carla Morreale

**** PLEASE NOTE: Materials attached after the color page were submitted through Monday, June 20, 2011**.**

From: EZStevens [ezstevens@cox.net]
Sent: Monday, June 20, 2011 11:34 PM
To: RPV Planning
Cc: Asst. City ManagerCarolynn Petru.; cc@rpv.com; emiliob@rpv.com; Greg Pfost
Subject: Terranea meeting June 21st to discuss height of the natural vegetation along PV Dr South

Dear Aram,

Applying my usual dissection and outlining review technique there are several disconnects in the City Staff comments vs. the Coastal Commission Special Condition No. 7.B.6.

Staff limited the landscaping to be "coastal sage scrub" with a height limit of "30 inches".

Since a mix of coastal sage scrub and other native plants is allowed, then the height limits should be tailored to 30 inches for sage and 12 inches for other natives. The word "predominately" does not mean exclusively. (see below)
The term predominantly does not exclude other species.

In addition, since the above sage planting only applies only to the "migration" zone, the land owned by the Salvation Army adjacent to PV Drive S does not apply.

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

Tree canopies shall be limited to *ten percent of the area*.

Species outside of expected shade canopies *shall be predominantly coastal sage scrub plants*.

All plant materials shall be native to the Palos Verdes Peninsula.

I also totally agree with R Mucha's email interpretation of the Coastal Commission Special Condition No. 7.B.6.

Please have staff take a further look into this interpretation & try to save our Open Coastal View Corridor for future generations to enjoy. I still cannot believe that a world class resort would want to block a view of its property by putting up a hedge & at the same time also blocking the Public's right to enjoy an unobstructed view of the open Coastal view Corridor.

Like I stated in earlier emails the need to remove & plant low growing plants or cutting the existing plants down to 12 inches as Terranea originally agreed to do.

Sincerely Edward Stevens

Here is an email from you dated Oct. 16, 2008 stating after the plants are established after 6 months they would be trimmed back to 12inches. This has never happened.

From: Ara M [mailto:aram@rpv.com]
Sent: Thursday, October 16, 2008 4:32 PM
To: 'EZStevens'; Carter, Anda
Cc: 'Joyce'; 'Sharon and Bill Schurmer'; 'Tom Hollingsworth'; 'George Fink'; 'Evie Tanner'; 'Clark'; 'Douglas Stern \\\(Douglas.Stern@cox.net\\\)'; 'Peter'; 'Steve'; 'Tom'; joelr@rpv.com; Majcher, Todd; 'Carolyn Lehr'
Subject: RE: Shrubs along Palos Verdes Dr South in front of the Terranea Resort.

Mr. Stevens,

The landscaping you are observing along the Palos Verdes Drive South median and the sidewalk adjacent to the Terranea Resort consists of local native plants required by the California Coastal Commission as part of its approval of the project. The native plants in this location is intended to enhance and expand the habitat on-site, as conditioned by the City, and to cohesively connect the City's Preserve (across PVDS at the Alta Vicente Reserve, also known as the Upper Point Vicente) to the Hotel project site.

As you state, the City Council adopted Condition No. 100 limits the height of landscaping to one-foot along Palos Verdes Drive South, adjacent to the project site's sidewalk. Specifically, Condition No. 100 states:

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5.

Any on-site fencing along Palos Verdes Drive South shall be no higher than two (2) feet in height and shall be modeled to generally resemble the fencing installed along Palos Verdes Drive West for the Ocean Front Estates project. The landscaping on the project side of Palos Verdes Drive South in this general area, as determined by the Planning Director, shall be limited to 1-foot in height above the closest street curb adjacent to the project site.

The above condition does not limit the height of vegetation within the median. The project applicant is required to adhere to this requirement through regular maintenance of the site. This will be spelled out in greater detail in the Maintenance Agreement that is scheduled to be reviewed by the City Council at the beginning of 2009 (prior to the opening of the hotel). In the meantime, in order for native vegetation to establish, the vegetation will need to grow beyond one-foot for approximately 6-8 months (depending on how well the plant roots are established). **As soon as the native vegetation has been established, the project applicant will conduct the appropriate maintenance to maintain the views corridors conditioned by the Council and identified in the Local Coastal Specific Plan.**

If you should have any questions or comments, please do not hesitate to contact me via email or at 310-544-5228.

Sincerely,

Ara

Ara Michael Mihranian
Principal Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
Aram@rpv.com

From: R MUCHA <patnbob1@cox.net>
Date: June 20, 2011 3:01:37 PM PDT
To: RPV-Mihranian Ara <AraM@rpv.com>
Cc: Missetich Anthony <anthony.missetich@rpv.com>, Campbell <Brian.Campbell@rpv.com>, Lehr <citymanager@rpv.com>

Ara,

Please consider the recommendation below when drafting the Resolution for a July 5 meeting.

As written, the Resolution assumes Coastal Sage Scrub as the preferred vegetation along PV Dr. South when in fact, Deer Grass has been used consistently.

Bob Mucha
RPV Resident

SUBJECT
PUBLIC HEARING
June 21, 2011

2) Direct Staff to bring back a Resolution for adoption at its July 5, 2011 meeting amending Condition No. 100 to increase the maximum permitted height of vegetation along Palos Verdes Drive South from 1-foot to 30-inches;

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amending Condition Nos. 78 and 79 to establish a time period for trimming the vegetation along Palos Verdes Drive South; and making any other amendments to the conditions of approval directed by the City Council as a result of this 6-month review;

PERSONAL RECOMMENDATION

The item 2) text is based on Staff assumption that **ONLY** Coastal Sage Scrub is permitted by Coastal Commission Special Condition No. 7.B.6 . In fact this Special Condition text states:

Species outside of expected shade canopies shall be predominantly coastal sage scrub plants.

The term **predominantly** does not exclude other species.

Currently "Deer Grass" is widely used and when mixed with coastal sage scrub in appropriate view sensitive areas would meet Special Condition No. 7.B.6.

For example, using Deer Grass at the crest of the median in the migration zone together with Coastal Sage Scrub on the median down slopes would meet the need for uninterrupted views and wildlife habitat.

Ironically, Deer Grass is growing naturally in the median crest at the Fishing Area Parking Lot i.e. migration zone.

Coastal Sage Scrub is growing in the median between Terranea and the Salvation Army site; the coastal view is obscured by these mature plants. This area is outside the migration zone and would be ideal for Deer Grass.

Teri Takaoka

From: EZStevens [ezstevens@cox.net]
Sent: Tuesday, June 21, 2011 5:21 PM
To: RPV Planning
Cc: cc@rpv.com; emiliob@rpv.com; Asst. City ManagerCarolynn Petru.; Greg Pfof
Subject: Terranea - REFERENCE MAPS of the "Migration Zone" for the Gnatcatcher

From: R MUCHA [mailto:patnbob1@cox.net]
Sent: Tuesday, June 21, 2011 12:07 PM
To: Stevens Ed
Subject: REFERENCE MAPS

Ed,

After driving PV Dr South many times I viewed two maps to get a view of the "Migration Zone" for the Gnatcatcher and other wildlife. A Google map of the same area is emailed separately.
Reading the RPV Staff report, the following is stated:

- a. 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 Citys Natural Communities Conservation Plan (NCCP)...
- b. Since the adoption of the above condition by the Coastal Commission, the areas identified as being under consideration for inclusion in the Citys NCCP are now part of the Citys Palos Verdes Nature Preserve. Specifically, the area west of the Fishing Access Parking Lot is referred to as the **Vicente Bluffs Reserve** and the area across Palos Verdes Drive South (Upper Point Vicente) is referred to as the **Alta Vicente Reserve**.
- c. The Coastal Commission indentified this area as **Zone C - Roadside Enhanced Habitat Native Planting Zone** to enhance the habitat **connectivity to the NCCP Preserve property across the street** surrounding the Citys 5-10 civic center.

The RPV Conditions applied to Terrania, do not define a migration terminus location on the Terrania site.

I can, by observation accept that the migration path from the wildlife habitat surrounding the coastal walking trails funnels into a relatively narrow area between the west end of the Golf Course and the east end of the Fishing Access Parking Lot.

Providing "food and cover for wildlife, including gnatcatchers" artificially in a narrow roadway median or curbside between the commercially developed Terrania property and the Salvation Army property hardly can be defined as establishing a migration path to the establish Reserve habitat.

Bob



From: jim_knight@juno.com
Sent: Tuesday, June 21, 2011 12:34 PM
To: cc@rpv.com
Subject: RE agenda item 5

Mayor and Council members

Terranea is up for review at your meeting Tuesday, June 21, and I would like commend the organization for not only complying with the Conditions of Approval but for their level of excellence in operation and commitment to working with our community.

As you may know, I worked with the development/landscape team at the inception and found them to be very open to designing a more natural and drought tolerant landscape as well as implement a state of the art drainage system implementing bio filters and bioswales to cleanse runoff. The water quality as measured in the Heal the Bay reports actually *improved* after development. A feat not easily achieved since they do take runoff from off site.

Jim Knight

57 Year Old Mom Looks 27!

Mom Reveals \$5 Wrinkle Trick That Has Angered Doctors!

FDXNews8.com

From: L. Bilski [ldb910@intergate.com]
Sent: Tuesday, June 21, 2011 4:52 PM
To: CC@rpv.com
Cc: gregp@rpv.com; Ed Stevens
Subject: Terranea Conditions of Approval

June 21, 2011
Terranea Six-Month Review - Please Continue

Dear Mayor and Council members,

I am requesting that you CONTINUE this item to give the public proper notice and time to consider and comment on changing any Conditions on this development.

The public was not aware of the City's intent to change any conditions of Terranea/Long Point at tonight's meeting since the public notice and listserv notice did not include any mention of changing any conditions but there was a sentence about an addition of a pelican statute.

The public has the right to review all conditions of this development in a sufficient amount of time to make an informed decision regarding vegetation and view impairment at Terranea/Long Point. The Staff Report on this only became available to the public on Friday, June 17th.

Some of the Coastal Commission's Conditions of Approval for Terranea/Long Point are as follows:

7. RESTORATION AND ENHANCEMENT OF HABITAT AREAS:

C. General Provisions for the Proposed Site

1. 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 LCP for the project site.

8. LANDSCAPE PLAN???

C. General Provisions for the Project Site

1. 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.

Obviously, the Coastal Commission and our Coastal Specific Plan are both in agreement and therefore the Planning Commission's height limitations are not in conflict with the Coastal Commission's Conditions of Approval. With 100 different kinds of coastal scrub, there must be some that would be better suited to this location than what is overgrown there now. Please produce the documentation from the Coastal Commission that is referred to in this staff report relating to the foliage issues.

Thank you for all you do for RPV!

Lenée Bilski

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

6/21/2011

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