

CITY MANAGER'S WEEKLY ADMINISTRATIVE REPORT

OCTOBER 1, 2025 (REPORT NO. 25-38)

TABLE OF CONTENTS

CITY MANAGER - PAGE 4

- City to Receive \$4 Million from LA County Sanitation Districts for Landslide Remediation
- Yom Kippur
- RPV Goes Pink for National Breast Cancer Awareness Month
- City Council Meeting Agenda Now Available
- Adopt a Plant from Cal Water on October 4
- Red Cross Blood Drive October 17
- Neighborhood Beautification Grant Program
- Prepare for the Citywide Brush Clearing
- Next Paper Shredding Event, October 25
- Peninsula Seniors Bohannon Lecture Series October 2025
- Land Movement Updates
 - Marguerite Drive Update
- Emergency Preparedness
 - Drop, Cover, and Hold On — The Great ShakeOut is 10/16 at 10:16 a.m.
 - Download the My Shake App
 - Prepared Peninsula Expo – October 26 between 10 a.m. to 1 p.m.
 - Hazard Mitigation Plan Community Survey
- Public Safety
 - Apply for a Public Safety Reimbursement from the City

FINANCE - PAGE 14

- Monthly Report – Finance Department
- Finance Advisory Committee Meeting
- Fiscal Year 2025-26 Adopted Budget Book
- HDL's Annual Property Tax Report

PUBLIC WORKS - PAGE 21

- Public Works Projects
 - Landslide Emergency Stabilization
 - Los Angeles County Sanitation Districts - Palos Verdes Drive South Pipeline Replacement Project
 - Hawthorne Boulevard at Eddinghill/Seamount Left Turn Signal Construction Update
- Meetings
 - Infrastructure Management Advisory Committee (IMAC)
 - Traffic Safety Committee (TSC) Special Meeting – September 29, 2025
- Maintenance Activities
 - Park Maintenance
 - Street Landscaping
 - Tree Trimming
 - Roadway Pothole and Road Repair
 - Traffic Light/Pole Light Repair
 - Graffiti Removal
 - Emergency Issues

COMMUNITY DEVELOPMENT - PAGE 31

- REMINDER: Applications being Accepted for the Western Avenue Storefront Improvement Program
- Coyote Management Plan Update to City Council
- Proposed Urban Lot Split and Second Unit Development Code Amendment
- Planning Division Monthly Activity Report
- Building and Safety Division Monthly Activity
- View Restoration Division Monthly Activity
- Code Enforcement Division Monthly Activity

RECREATION AND PARKS - PAGE 34

- Highlights
 - A Boo-tiful Day of Ghosts on the Coast! Trunk or Treat Is Less Than Two Witchy Weeks Away!
 - Beautification Project Underway at Eastview Dog Park: Temporary Dog Park Enclosures Open
 - Pet Adoptions with Pedro Pet Pals this Sunday at Eastview Park
 - REACH Update
 - Sunshine, Snacks and Sidewalk Chats with REACH
 - Lights! Camera! Action! Filming in RPV
- Parks and Facilities
 - Parks Weekend Attendance Report
- Preserve Updates
 - Preserve and Beach Weekend
 - Filiorum Reserve
 - Vicente Bluffs Reserve
 - Portuguese Bend Reserve
 - Three Sisters Reserve
 - Other City Locations

CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)

- Calendars – Page 43
- Tentative Agendas – Page 46
- Channels 33 and 38 Schedule – Page 49
- Channels 35 and 39 Schedule – Page 50
- PRA Log (Open Requests) – Page 51

CITY MANAGER'S OFFICE

City to Receive \$4 Million from LA County Sanitation Districts for Landslide Remediation

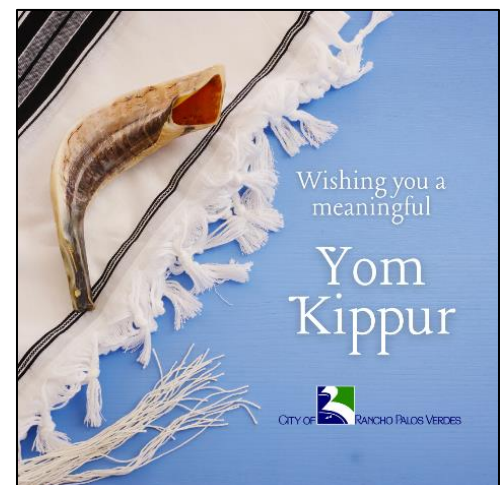
The Los Angeles County Sanitation Districts, which is the agency responsible for operating the main trunk sewers that transport wastewater out of the Peninsula, will award the City of Rancho Palos Verdes \$4 million for landslide remediation.

On September 25, the agency [announced](#) its Board of Directors approved the one-time contribution to support the City's landslide stabilization work, including the deep dewatering well and winterization programs, because the City's efforts to slow land movement are vital to protecting the above-ground trunk lines that run along Palos Verdes Drive South through the landslide area. The City expresses its deep gratitude to the Sanitation Districts, under the leadership of Chief Engineer and General Manager Robert Ferrante, for this funding and for their close partnership throughout the landslide emergency as we work together to ensure the protection of the sewer system.



Yom Kippur

The City of Rancho Palos Verdes wishes all who are observing a meaningful and reflective Yom Kippur.



RPV Goes Pink for National Breast Cancer Awareness Month

The City has temporarily changed its logo on social media this month to include a pink border in honor of National Breast Cancer Awareness Month, an annual campaign to increase awareness of this disease which affects more than 360,000 people each year. Learn about symptoms, risk factors, and how to get screened on the [CDC's Breast Cancer Awareness webpage](#).



City Council Meeting Agenda Now Available

The agenda for the October 7, 2025 City Council meeting is available at rpvca.gov/agendas.

Meeting topic highlights include:

- A status report on the City's Coyote Management Plan.
- An update on wireless telecommunications facilities and efforts to improve cell service throughout the City.
- Updating the General Plan to reflect recently implemented development regulations in the Portuguese Bend Landslide Complex.



The meeting will take place at 7 p.m. in McTaggart Hall at Hesse Park and via Zoom. Watch live on RPTV's [YouTube channel](#), at rpvca.gov, or on Cox 33/FIOS 38.

To participate in public comment, complete a form at rpvca.gov/participate.

Email your comments on agenda items to cc@rpvca.gov.

If you are a person with a disability and need an accommodation to participate in programs, services, activities, and meetings, contact the City's ADA Coordinator/Risk Manager at 424-327-3982 adarequests@rpvca.gov, 30940 Hawthorne Blvd., Rancho

Palos Verdes, CA 90275, at least 48 hours in advance to request an auxiliary aid or accommodation.



Adopt a Plant from Cal Water on October 4

Cal Water is hosting an Adopt-a-Plant Event on October 4, 2025, at the White Point Nature Preserve in San Pedro, offering a FREE native plant to individuals who RSVP to attend. For more information and to reserve your plan, visit this link: bit.ly/3lh0qRT

Red Cross Blood Drive October 17

The City and the Rotary Club of Palos Verdes Peninsula are holding a Red Cross Blood Drive on October 17 from 11 a.m. to 5 p.m. in McTaggart Hall at Hesse Park.

To make an appointment, please sign up online at RedCrossBlood.org and enter sponsor code: PVPRotary.

Streamline your donation experience and save up to 15 minutes by visiting RedCrossBlood.org/RapidPass to complete your pre-donation reading and health history questions on the day of your appointment.

A poster for a Red Cross Blood Drive. The top half has a dark blue background with a white and red blood drop icon. Below the icon, the text "HELP FILL THE NEED" is in white, followed by "Donate blood!" in a white script font and the American Red Cross logo. The bottom half has a white background with the text "Blood Drive" in red, "Hesse Community Park" in bold black, "McTaggart Hall" in black, "29301 Hawthorne Blvd" in black, "Rancho Palos Verdes, CA 90275" in black, "Friday, October 17, 2025" in bold black, and "11:00 a.m. to 5:00 p.m." in bold black. At the very bottom, in small black text, it says "Please visit RedCrossBlood.org and enter: PVPRotary to schedule an appointment."

Give blood by October 19 get a \$10 Amazon.com gift card by email. See rcblood.org/fall.

Neighborhood Beautification Grant Program

Applications for the Neighborhood Beautification Grant Program will be accepted through October 17. Beautification projects must be visible from arterial or collector streets to receive a reimbursement for 50% of the project costs, up to \$5,000.

For full program details, visit rpvca.gov/NBG.



Prepare for the Citywide Brush Clearing

The fall season brush-clearing event begins on Saturday, October 4 and will continue for four consecutive Saturdays. Each week a different area of RPV is serviced. The goal of the event is to assist homeowners dispose (free of charge) excess brush, shrubs, hedges, tree branches, and bushes to comply with the Los Angeles County Fire Department's fire safety guidelines. This is a great opportunity to help prevent local brush fires! For more information, you may contact the City's waste collection contractor, EDCO, at 310-540-2977 or go to rpvrecycles.com.



Next Paper Shredding Event, October 25

Mark your calendars! Our next paper/document shredding event will be on October 25 from 8-11 a.m. The event will be held at City Hall's overflow parking lot and will be free for all Rancho Palos Verdes residents. During the event, electronic waste will be collected for recycling, and mulch will be available to residents.



Peninsula Seniors Bohannon Lecture Series October 2025

Join Peninsula Seniors for the Bohannon Lecture Series on Wednesdays this month, from 10:30-11:30 a.m. at the Scriba Family Center at 602



Peninsula Seniors

Deep Valley Drive, Suite 310 in Rolling Hills Estates. A Coffee Social will be available to all attendees starting at 10:15 a.m. The series is open to the community. Space is limited.

October 8: "Saving the Palos Verdes Blue Butterfly"

Moorpark College biology professor Jana Johnson discusses how she helped save one of the world's rarest creatures from extinction.

October 15: "The Healing Power of Paws"

Lynn Attig of Love on 4 Paws brings her therapy dog and discusses the benefits of animal assisted therapy for those in need of companionship and assistance.

October 22: "My Two Weeks in Uzbekistan"

Local historian Jim Shneer discusses five cities he visited, exploring the culture, geography, history, art, religion and music.

October 29: "Halloween Music Special"

Members Ann and Lee Strong will present several pieces of music written for or about Halloween, featuring creepy music from the 17th through the 20th century.

Call Renee Reymond, Program Coordinator, at 310-377-3003 for details.

Land Movement Updates



Marguerite Drive Update

On September 27, at approximately 8:20 p.m., land subsidence was reported along a coastal bluff off Marguerite Drive near Palos Verdes Drive West in the City of Rancho Palos Verdes. According to the Los Angeles County Fire Department, approximately 300-400 linear feet of the slope sloughed off, dropping approximately 30-40 feet toward the coastline.

Marguerite Drive Update



The City's geologist conducted a preliminary geotechnical assessment of the site on September 28. The cause of the land movement remains under investigation, and the situation is considered to be static at this time. The City's geologist will continue to closely monitor the area in the days and weeks ahead. No homes are threatened, and no evacuations are in place. This isolated incident is unrelated to ongoing land movement in the Portuguese Bend Landslide Complex, which is located about 4 miles southeast.

The City's Building Official inspected each of the four properties on Marguerite Drive where backyards were damaged by the land subsidence and is in communication with the property owners. No structural damage was found, and no homes were tagged. As this incident occurred entirely on private property, cleanup and next steps are to be determined by the property owners. Out of an abundance of caution, the City is advising the public to avoid the shoreline in the immediate vicinity of Marguerite Drive as the bluff settles.

The City thanks the Los Angeles County Fire Department and Sheriff's Department for their response and coordination.



Drop, Cover, and Hold On — The Great ShakeOut is 10/16 at 10:16 a.m.

You could be anywhere when an earthquake strikes: at home, at work, at school, or even on vacation.

To survive an earthquake and reduce your risk of injury, you must plan, prepare, and practice what you and your loved ones will do when it happens.



Join us wherever you are on Thursday, October 16, at 10:16 a.m. and practice how to "Drop! Cover! and Hold On!" for the Great ShakeOut, a worldwide earthquake drill.

City Staff will be participating in this important exercise.



International ShakeOut Day aims to inspire everyone to prepare for large earthquakes and prevent disasters from escalating into catastrophes. By taking part in this year's ShakeOut earthquake drill, you can assist your family or organization to prepare for and survive large earthquakes. In the months preceding the next major earthquake, what we

do now, regardless of where we live, work, or travel, will determine our ability to survive and recover.

For more information, visit ShakeOut.org.

Download the My Shake App

An amazing tool that can help you prepare for earthquakes is the MyShake app. This free earthquake early warning app sends alerts to users' smartphones when an earthquake is detected. Download the app today on the Google Play store or Apple App store, to make sure you are alerted when a big earthquake strikes. The app is available in multiple languages including English, Spanish, Chinese, Vietnamese, Korean, and Filipino and is only available for those residing on the West Coast.



Learn more: myshake.berkeley.edu

A promotional poster for the Prepared Peninsula Expo. The top section has a blue header with the text "ARE YOU PREPARED IF DISASTER STRIKES?". Below this, on the left, is a large white circle containing the text "PREPARED PENINSULA EXPO" and "LEARN HOW TO BE DISASTER READY". To the right of the circle is a vertical dashed line with five circular icons: a house, a flame, a person, a house with a wave, and a bicycle. To the right of these icons is a list of activities: "Family-friendly activities for all ages", "Build your own Emergency Bag", "Learn pet preparedness tips", "Law Enforcement and Fire Department exhibits", and "E-Bike Education". Above this list is the text "BE PREPARED! HAVE A PLAN!" with a large white arrow pointing left. At the bottom, the date and time "Sunday, October 26, 10am-1pm" are listed. Below this is the location "Peninsula High School/ PV Farmer's Market, 27118 Silver Spur Road, Rolling Hills Estates". At the very bottom, there is a section for "Visit your city's website for more info:" with links to pvestates.org, rpvc.gov, rolling-hills.org, and rhe.city, followed by logos for Peninsula High School, RPVC, City of Rolling Hills Estates, and the City of Rolling Hills Estates.

Prepared Peninsula Expo – October 26 between 10 a.m. to 1 p.m.

Save the date! The four cities of the Palos Verdes Peninsula are once again partnering to educate residents and the broader community on emergency preparedness at the Annual Prepared Peninsula Expo

Sunday, October 26, from 10 a.m. to 1 p.m.

Palos Verdes Peninsula High School

27118 Silver Spur Road

Rolling Hills Estates (in partnership with the PV Farmers Market)

Join this year's expo to learn how to mitigate, prepare, respond, and recover, should a disaster strike. This free event will teach you how to protect yourselves, your family, and your pets in a disaster.

This information-filled expo will provide a free lunch (while supplies last) and feature dozens of exhibitors, demonstrations, and equipment displays. Exhibitors include local organizations giving tips and tools and retail vendors selling preparedness goods, such as extended life water, emergency bags, meals-ready-to-eat (MREs), and more. The Prepared Peninsula Expo is a great opportunity to learn from experts in emergency readiness about how to prepare your family and safeguard your home for an earthquake, wildfire, or other disasters.

For questions, email RPV Emergency Management Coordinator Luna Mohammad at Lmohammad@rpvca.gov

Hazard Mitigation Plan Community Survey

The Palos Verdes Peninsula cities are developing a local Multi-jurisdictional Hazard Mitigation Plan (Plan). The Plan guides local governments in identifying and implementing hazard mitigation strategies, while also making them eligible for state and federal grant funding for emergency planning and mitigation.



We welcome and encourage community members to participate in the planning process. Upcoming meeting information and materials will be shared on the

[PVPready.gov](https://pvpready.gov) website. If you live or work on the Palos Verdes Peninsula, please take a moment to [fill out this short survey](#). This survey aims to collect your thoughts on any hazards and risks we face locally. Results from the survey will help us better coordinate future mitigation activities to create more resilient communities.

Take the survey here: surveymonkey.com/r/PVP_HMP or visit [PVPready.gov](https://pvpready.gov)



Apply for a Public Safety Reimbursement from the City

The City of Rancho Palos Verdes offers reimbursements for half the cost of a new doorbell or neighborhood camera system, now up to \$2,500 (***newly increased***) for neighborhoods/HOAs, and up to \$100 for individuals. The City aims to encourage the use of cameras and other public safety tools to strengthen neighborhood vigilance and security.

Learn more about the application process at:
ow.ly/Etum50SBFG4



FINANCE DEPARTMENT



Finance Department

Two months into the new fiscal year, the City's General Fund revenues and expenditures are tracking as expected. Here is how budget categories are tracking compared to the adopted budget and

where categories were for the same period last fiscal year:

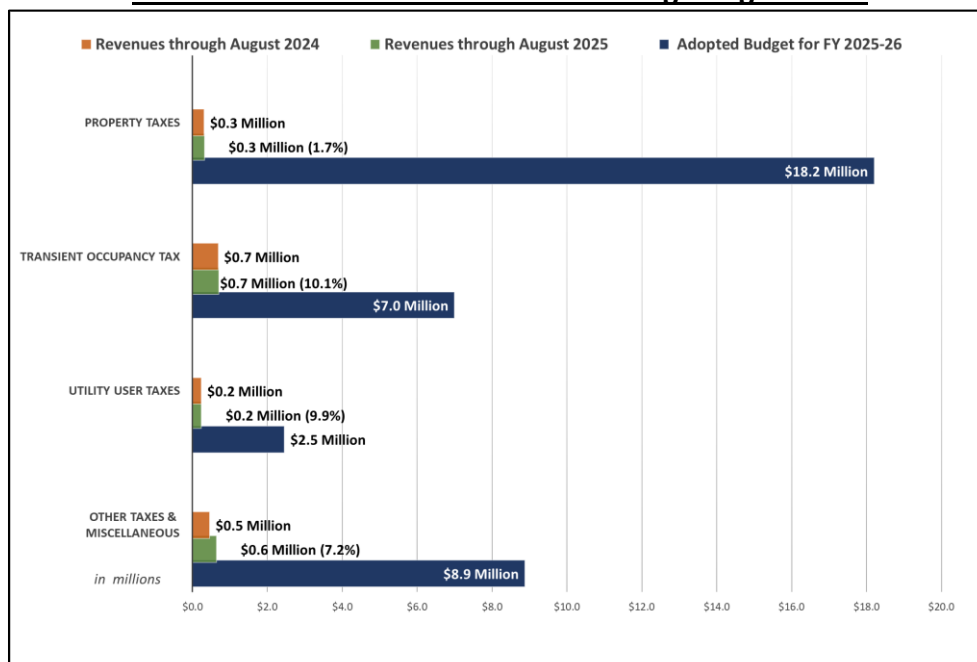
General Fund Revenues – August 2025

Through August, the City received \$908,520 in General Fund revenues, representing approximately 4.6% of the Fiscal Year 2025-26 adopted revenue budget of \$41.8 million. The revenues to date are consistent with the City's adopted budget and are slightly higher than the revenues received in the same period last fiscal year. Property tax and transient occupancy tax (TOT), the City's largest revenue sources, are collected later in the year and will be reflected in upcoming months.

Staff will continue to monitor trends closely and provide monthly updates to ensure revenues remain on track with FY 2025-26 projections.

Table 1 below provides an overview of where the financials stand to date:

Table 1: General Fund Revenues – through August 2025



Property Tax

The City received its first property tax payments in August, totaling \$318,000, or 1.7% of the \$18.2 million budgeted for this category. The percentage is lower at this time of year, which is expected. As noted in last month's report, the majority of secured and in-lieu property tax payments are received in December and April. The amount is 2% higher than the \$312,000 collected during the same period last year.

Transient Occupancy Tax (TOT)

Through August, the City received just over \$700,000 in TOT revenue, or 10.1% of the FY 2025-26 budget projection. This is \$16,000 more than the amount collected at the same point last year. Comparing the budget assumptions for each year, the current percentage of 10.1% is slightly lower than last year's 10.5%.

Utility User Tax (UUT)

UUT revenue received through August is approximately \$243,000, which is 9.9% of the budgeted revenue for this category in FY 2025-26. This is \$4,700 more than the revenue collected in first two months of FY 2024-25, and 0.5% more than the 9.4% that \$238,700 represented of the revenue assumption for last year.

Other Taxes and Miscellaneous Revenues

Revenues in this category totaled \$643,000 through August, an increase of \$181,000 compared to the same period last year. This reflects a slight decline in Building and Safety Permits revenue but is more than offset by a large increase in interest earnings revenue, which is attributed to a change in securities value of the City's investments. Other subcategories included business license tax, golf tax, and rentals and leases.

General Fund Expenditures

Through August, General Fund spending (actuals) totaled \$2,106,770, which is 5.0% of the \$41.8 million FY 2025-26 adopted expenditure budget. When encumbrances are included, commitments total \$14.7 million, and the available budget is \$25.6 million. These results are typical for this point in the fiscal year, when many annual contracts are encumbered up front and invoices are starting to post. Because vendor invoices are usually paid within 30 days, some August payments reflect work that was performed in July, and similarly work performed in August will be reflected in invoices paid in September.

Overall, General Fund Expenditures for the first two months of FY 2025-26 increased by approximately \$295,000, or 16%, compared to the same period in FY 2024-25. This increase was anticipated, with current expenditures representing 5% of the adopted budget, compared to 4.2% at this point last year. Most departments, including Administration, City Clerk, and Finance, reflect only routine operational activities, including personnel costs, typical for the first two months of the fiscal year.

Looking ahead, additional Citywide items will post over the coming months, including scheduled transfers-out approved by Council (Habitat Restoration, Sub-region One, Abalone Cove Sewer, and Infrastructure). Many of the encumbrances booked through August will begin to convert into actual payments as invoices are processed, while departmental operating costs such as utilities, training, and professional services will ramp up as the fiscal year progresses. These trends are consistent with the adopted expenditure plan and provide an early indication of how the City's spending will track through FY 2025-26.

The following departments show the largest changes:

Public Works

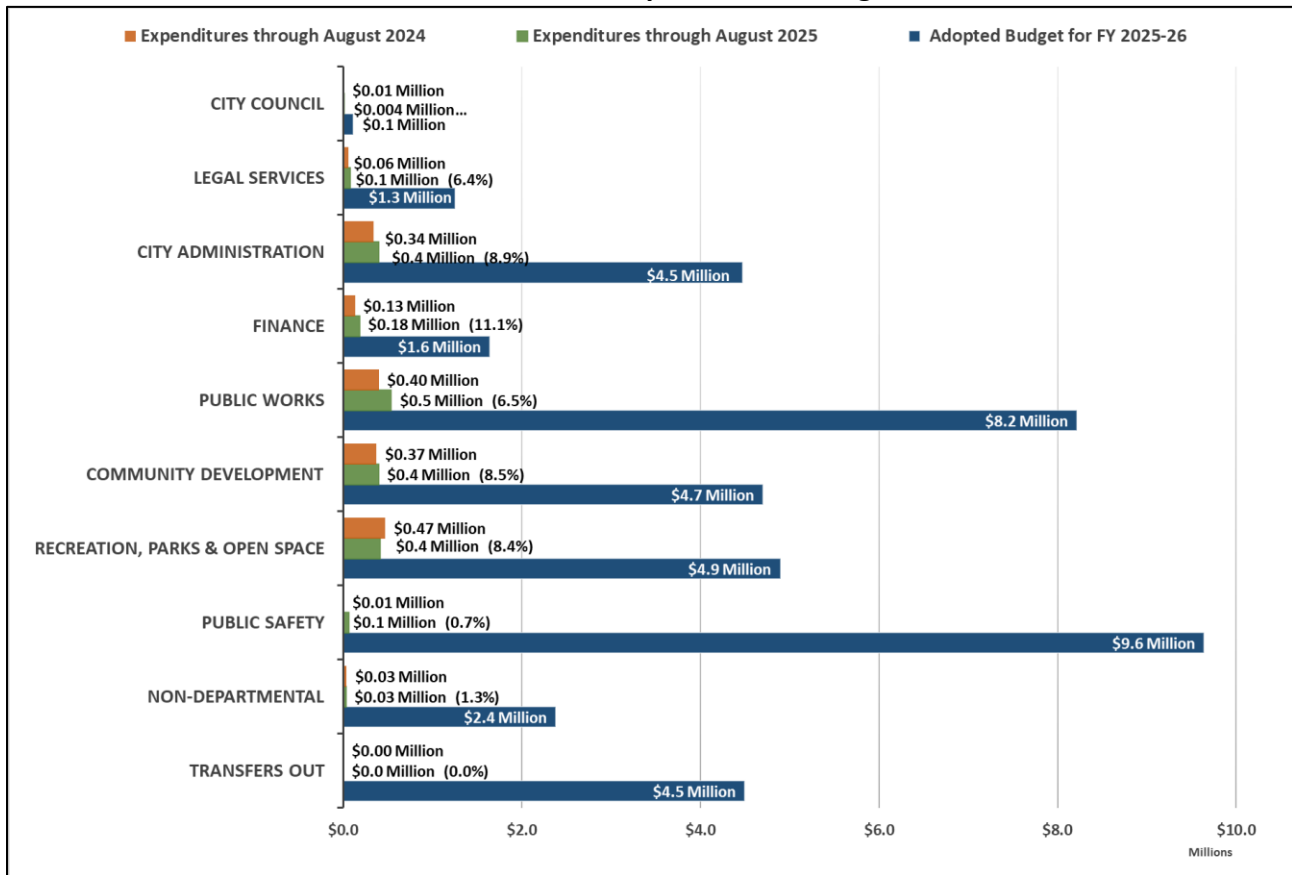
Expenditures in Public Works is about \$142,000 higher or 35% compared to last year. The increase is largely attributed to previously vacant positions that are now filled, along with higher budgeted Citywide maintenance, professional services, and facility repairs. The expenditures reflect only 6.5% of the annual budget for the department, which is only slightly higher than the 4.5% of the budget spent at this time last year.

Public Safety

Although expenditures in this category are approximately \$55,000 higher than last year, only 0.7% of the adopted budget has been expended. The increase in expenditures reflects a full-time staff position being added to this category, as well as part-time staff, while the low percentage shows that these expenditures do not reflect anticipated expenditures in this category for the year, including the contract with the Los Angeles County Sheriff's Department.

Table 2 below provides a summary of General Fund expenditures through August, showing spending by department, the FY 2025-26 adopted budget, and the percentage of the budget spent to date:

Table 2: General Fund Expenditures – August 2025



Finance Advisory Committee Meeting

The next regular meeting of the Finance Advisory Committee (FAC) is scheduled for October 9 at 7 p.m.

The meeting's agenda packet will be available on the City's website at least 72 hours before the meeting. Currently, the agenda topics include:

- Final review of the updated Debt Policy for the City of Rancho Palos Verdes.
- Presentation on the CalPERS annual valuation report.

Please direct inquiries or written public comments on the meeting's agenda topics to Rudy Carbajal at 310-544-5201 or at rcarbajal@rpvca.gov.

The Regular Meeting of the Finance Advisory Committee for October 9, 2025 will take place in accordance with the requirements of the Ralph M. Brown Act, Section 54950 et seq. of the Government Code. Remote participation by any Committee/ Commission member shall be in accordance with Subdivisions (b)(3) or (f) of Government Code

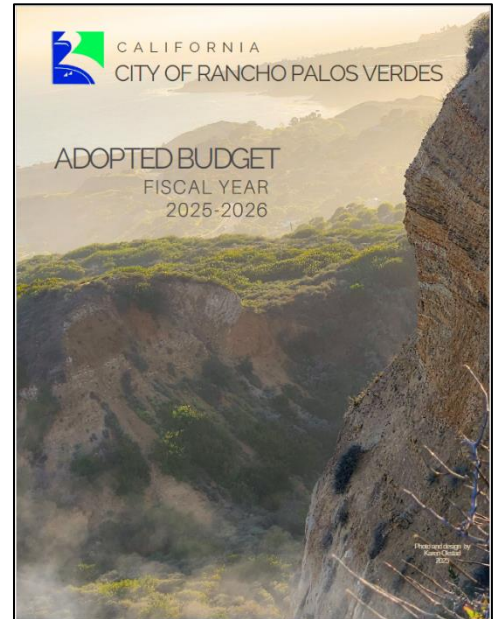


Section 54953. The meetings are held at the Ken Dyda Civic Center City Hall, Community Room, 30940 Hawthorne Boulevard and via teleconference for staff, consultants and participants using Zoom platform. For instructions on how to view and participate in the meeting, please fill out the form at rpvca.gov/participate.

Fiscal Year 2025-26 Adopted Budget Book

The FY 2025-26 Adopted Budget book is now available online at rpvca.gov/budget. The annual budget book offers a comprehensive overview of the City's spending plan, designed to prioritize community needs and City Council initiatives.

The Table of Contents features hyperlinks to major sections for easy navigation. Click on any section or department of interest for quick access. Previous budget documents are also available on the "City Budget" webpage at rpvca.gov/budget.



HDL's Annual Property Tax Report

The Tax Year 2025/26 Property Tax Newsletter for the City of Rancho Palos Verdes, prepared by HDL in September, is now ready and provided below. The newsletter is designed to help readers understand how property tax dollars are allocated, outline changes for the coming year, and explain how local trends and policies may affect property taxes in our community.

In this report, you will find:

- An overview of assessed value trends and growth factors influencing property taxes.
- A breakdown of how property tax revenue is distributed among the County, the City of Rancho Palos Verdes, schools, and special districts.
- Comparative data, charts and facts to clarify common questions.

The Basics - Property Tax Dollar Allocation

FY 2025-26 Property Tax Adopted Budget

Property tax continues to serve as the City's primary and most stable revenue source in the General Fund. The FY 2025-26 Adopted Budget is \$18.2 million or 44% of the total budget of \$41.8 million budget for revenues.

Proposition 13, Assembly Bill 8 (AB 8)

In 1978, Proposition 13 (Assembly Bill No. 8 - AB 8) was passed by voters as a constitutional amendment that established formulas to allocate property taxes, ensuring cities, counties, schools, and special districts received their share based on the average taxes they levied in the three years prior to Prop 13. Local jurisdictions that received a large share of property taxes prior to 1978 received a relatively larger share of property taxes after Prop 13.

City of Rancho of Palos Verdes Allocation = \$0.6 of every \$1.00

As shown in the graphic below, under Prop 13, the City receives 6% of the 1% property tax collected, which is roughly \$0.06 of every \$1 in property tax collected.

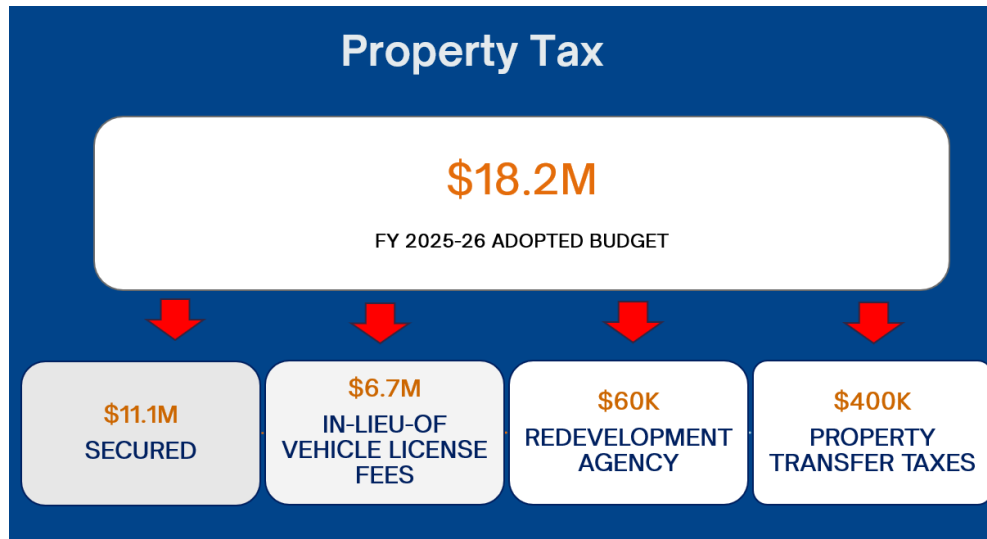
Property Tax Allocation



Also shown in the HDL report, the City of Rancho Palos Verdes' taxable assessed value in 2025 is \$17.7 billion, an increase of 3.4% from the prior year. For illustrative purposes, 1% of this taxable assessed value is approximately \$177 million in property tax revenue. Of the estimated amount of \$177 million, the City will receive approximately \$10.6 million only and the rest is distributed to Los Angeles County, the Los Angeles Community College District, Palos Verdes Unified School District, Palos Verdes Library District, Consolidated Fire Protection District, and the Education Revenue Augmentation Fund (ERAF), which voters approved in 1992 under Prop 172.

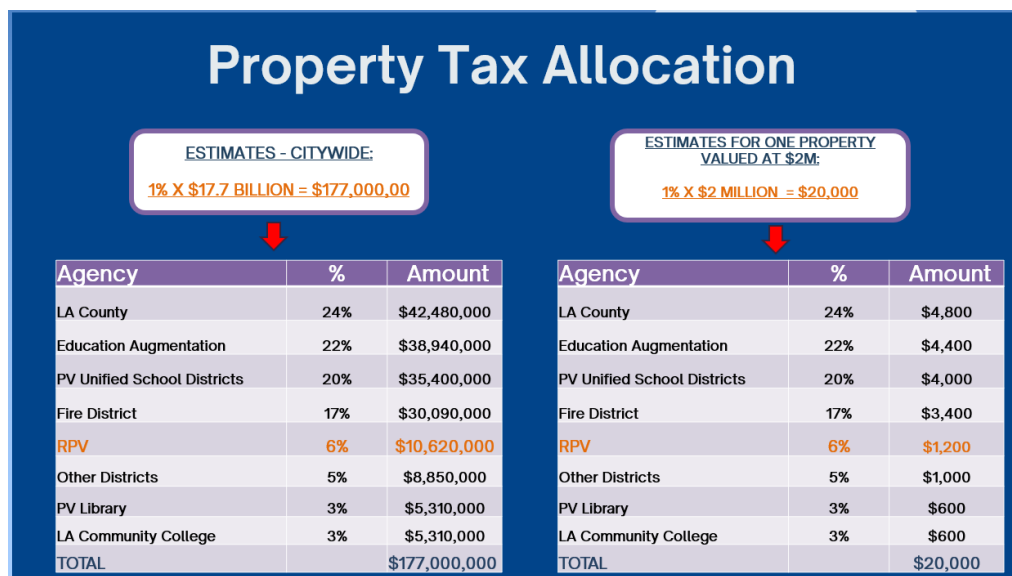
The charts below show the City's property tax breakdown and allocation, along with a sample of how taxes are calculated and distributed.

FY 2025-26 Adopted Budget: Property Tax Sources



\$11.1M includes secured taxes and late payments from previous years

Property Tax Allocation (Estimated)



Attachments:

- City of Rancho Palos Verdes Property Tax Newsletter – Page 52

PUBLIC WORKS DEPARTMENT



Landslide Emergency Stabilization

In response to unprecedented movement of the deep slide plane in the Greater Portuguese Bend-Ancient Altamira Landslide Complex (Landslide Complex), the City installed vertical deep de-watering wells (DDWs) to penetrate the deep slide plane and relieve water pressure.

Additionally, the City performed emergency winterization measures in the form of filling fissures/grabens, lining canyons, and improving drainage.

Status of the Deep Dewatering Wells Program

- The DDWs continue to be monitored and re-drilled or replaced as needed within the current approved budget.
- The total combined water extraction rate of the DDWs is currently at approximately **710 gallons per minute** or approximately **1 million gallons per day**.
- Since the start of the DDW program, approximately **346 million gallons** or **1,059 acre-feet** of water have been extracted from certain locations around the toe of the Landslide Complex. Weekly extraction rates are currently influenced by the following circumstances:
 - DDW-1 was re-drilled last week and is back online.
 - DDW-9 water level continues to drop. The City's geologists continue to monitor the well and recommend adjustments to its pump depth and extraction rate to reduce the risk of the pump running dry and burning out.

DDW Current Water Extraction Rates as of September 29, 2025

DDW No.	Date Operational	Current Approximate Water Extraction Rate (Gallons Per Minute)	Total Water Extraction to Date	
			Acre-Ft	Million Gallons
1	9/13/2024	105 (re-drilled 3/21/25 and 9/25/25)	132	43
2	9/17/2024	90 (re-drilled 5/29/25)	143	47
3	9/21/2024	70 (re-drilled 3/24/25)	137	45
4	9/21/2024	N/A, Decommissioned 3/27/25	99	32
4A	3/29/2025	50		
5	9/25/2024	105 (re-drilled 3/26/25 and 9/18/2025)	120	39
6	9/28/2024	70 (re-drilled 12/29/24 and 5/23/25)	116	38
7	10/15/2024	N/A, Decommissioned 6/3/25	15	5
8	10/17/2024	95 (re-drilled 8/14/25)	78	25
9	10/25/2024	N/A, Decommissioned 11/07/24	74	24
9A	11/16/2024	10 (re-drilled 12/29/24, 5/10/25, 8/22/25)		
10	10/24/2024	115 (re-drilled 5/11/25)	143	47
11	12/3/2024	N/A, Decommissioned 3/14/25	2	1
Totals		710	1,059	346

Status of Winterization:

Staff has finalized the scope of work for implementing winterization measures ahead of the rainy season. The work is anticipated to begin by the second week of October and will require approximately 3-4 weeks to complete.

Los Angeles County Sanitation Districts - Palos Verdes Drive South Pipeline Replacement Project

The sewer service in Rancho Palos Verdes is provided by both Los Angeles County Public Works and the City. Wastewater from these systems flows into transmission pipelines operated by the Los Angeles County Sanitation Districts (LACSD), a regional agency serving 5.5 million residents in 78 cities. LACSD operates two above-ground 14-inch transmission pipelines along Palos Verdes Drive South, which carry sewage from across the Palos Verdes Peninsula to treatment facilities in Carson.

Ongoing land movement in the Portuguese Bend Landslide Complex has damaged these pipelines and caused leaks requiring emergency repairs. In response,



LACSD has launched a project to replace the existing rigid steel pipes with more flexible High-Density Polyethylene (HDPE) pipes. Construction began several months ago and is now expected to be completed within the next 1-2 weeks.

Staff is coordinating closely with LACSD to limit traffic disruptions along Palos Verdes Drive South.

Hawthorne Boulevard at Eddinghill/Seamount Left Turn Signal Construction Update

On March 4, 2025, the City Council awarded a construction contract to install a left-turn signal arrow for Hawthorne Boulevard at Eddinghill Drive/Seamount Drive. Since that time, the contractor has been ordering and acquiring the long lead items such as the steel poles, signal heads, and the controllers. The fabrication and acquisition of those items is now nearly complete.

On or around October 6, the contractor will begin construction at the intersection. The project will include the following improvements:

- Left-Turn Arrow for both northbound and southbound Hawthorne Boulevard left turns.
- Traffic signal hardware and equipment updates, including new traffic cabinet and signal controller; upgraded traffic signal mast arms to accommodate the new left-turn signal heads; upgraded intersection lighting, new illuminated street name signs; and upgraded intersection accessibility curb ramps.

Construction is anticipated to be complete by the end of the year.



Project rendering of new northbound left-turn signal.



Infrastructure Management Advisory Committee (IMAC)

An Infrastructure Management Committee (IMAC) will be held on October 20 at 6 p.m. in the Community Room at the Ken Dyda Civic Center.

The public is encouraged to attend and provide input. The full agenda will be available on the City's website at rpvca.gov/agendas by **October 17, at 4:30 p.m.**

Traffic Safety Committee (TSC) Special Meeting – September 29, 2025

A special TSC meeting was held on September 29 at 6 p.m. in the Community Room at City Hall. Highlights of the key agenda items are as follows:

Trudie Drive Traffic Calming Study

The TSC adopted a motion (5-0) accepting the staff recommendation to implement the following speed reduction traffic measures and return with an effectiveness study one year after implementation:

- A. Install a stop-ahead sign on eastbound Trudie Drive before S Highmore Avenue.
- B. Install a solid painted edge line to reduce width of travel in each direction.
- C. Install reflective markings on the existing stop sign at Trudie Drive and S Highmore Avenue to increase visibility
- D. Install and refresh reflective pavement marking on centerline of Trudie Drive.

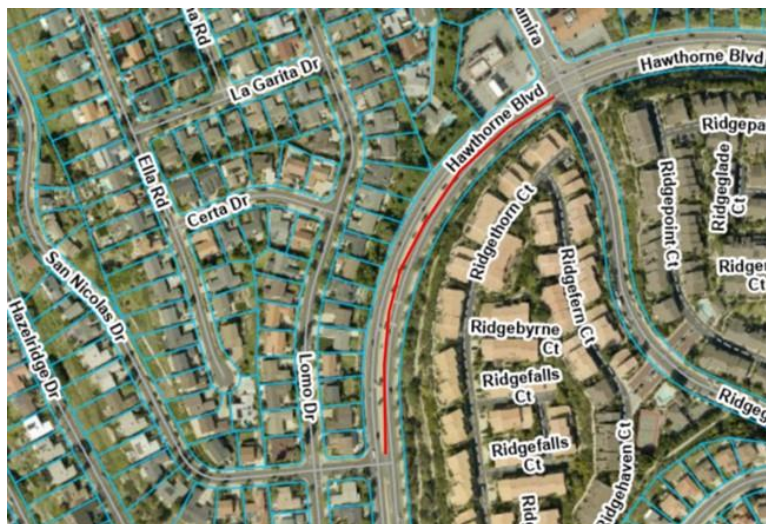


Trudie Drive Traffic Calming Study Area and Recommendations

Hawthorne Boulevard Guardrail Study

The TSC adopted a motion (4-1) accepting the staff recommendations from the Hawthorne Boulevard Guardrail Study. The study evaluated the feasibility of installing guardrails following a run-off-road crash along the segment of Hawthorne Boulevard between Highridge-Granvia Altamira and San Nicolas Drive. Staff recommended implementing the following traffic measures:

- A. Install chevron curve warning signs in the southbound direction.
- B. Install a curve warning sign arrow (W1-2R) just north of San Nicolas Drive in the northbound direction.
- C. Restripe the existing 8-foot bike lane to provide for a 2-foot buffer and 6-foot bike lane with reflective striping to increase visibility.
- D. Consider adding landscaping with raised ivy or shrubs in the parkway between the curb and sidewalk.



Hawthorne Boulevard Guardrail Study Area



- This week, the following resident service requests were submitted to the City and addressed by Staff and/or contractors:
 - **119** service requests were reported.
 - **114** service requests were completed and closed out.



You can report needed repairs in the public right-of-way using the City's app. Residents can help keep RPV looking great by downloading the **MyRPV** app via the App Store or Google Play.



- In addition to routine weekly landscape maintenance at all City parks, the following were completed:
 - Repaired kitchen sink at Hesse Park.
 - Repaired damaged electrical conduit at Civic Center picnic area.
 - Repaired water fountain at Hesse Park.





- This week, right-of-way maintenance crews conducted landscape cleaning, weed whacking, and general landscape maintenance along medians and the public right-of-way throughout various City areas. Work locations included:
 - Hawthorne Boulevard center medians and right-of-way
 - Palos Verdes Drive South center medians and right-of-way
 - Silver Spur Road parkways
 - Highridge Road center medians
- This week, the irrigation team completed inspections, repairs, and system upgrades at these locations:
 - Valve replacement at Point Vicente Interpretive Center
 - Replaced two broken sprinkler heads at Ryan Park
- Use the following link to watch our virtual landscape maintenance:
<https://www.relive.com/view/vNOPzNJ1KYq>

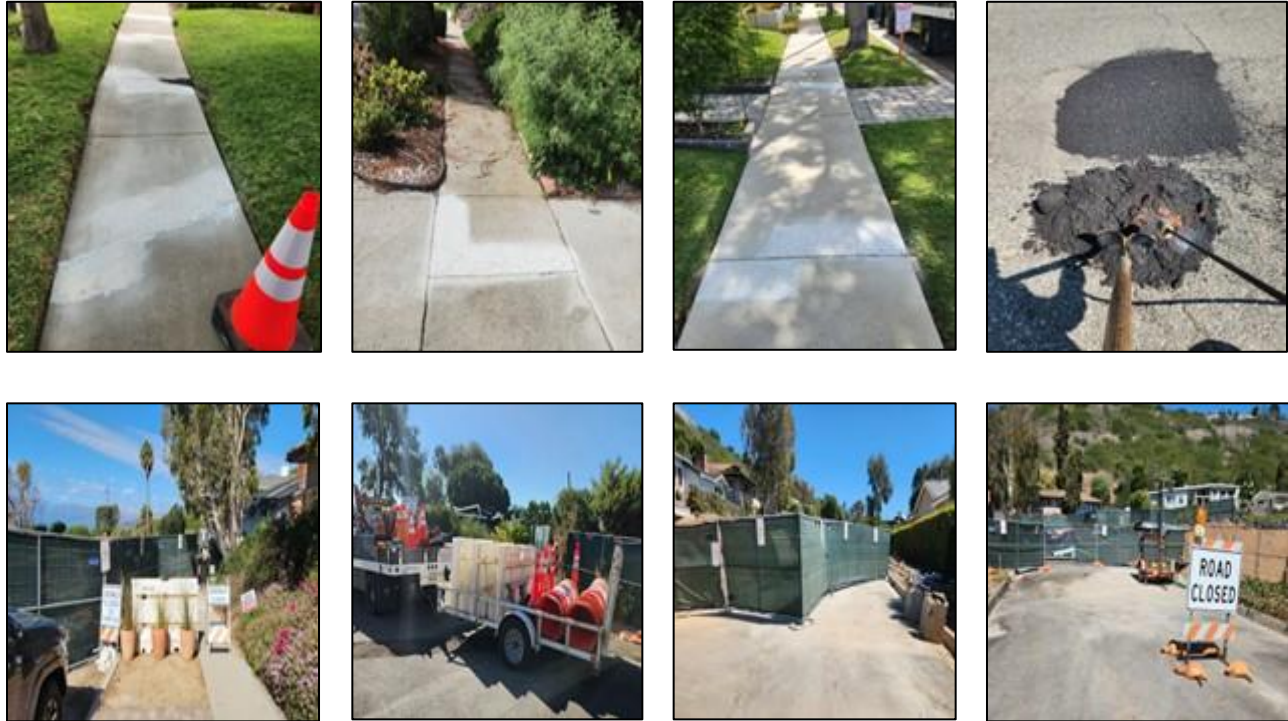




- In addition to routine tree trimming throughout the City, the Public Works Department continuously inspects trees for structural integrity and safety. Below is the list of trees inspected this week for potential City action, such as trimming or removal:
 - Crest Road: 1 tree
 - Larkvale Drive: 2 trees
 - 26227 Birchfield Avenue: 1 tree
 - Firthridge Road: 3 trees
 - North Enrose Avenue: 1 tree
 - Elkmont Drive: 1 tree
 - Lomo Drive: 1 tree
 - Via Sienna: 1 tree



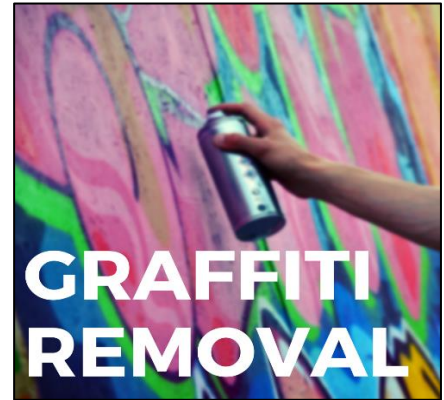
- The Public Works Department performed the following infrastructure repairs and replacements in the public right-of-way:
 - Grinded sidewalk deviations at the following locations:
 - Palos Verdes Drive East at Colt Road
 - Rue De La Pierre
 - Shorewood Road
 - Golden Meadow Drive
 - Removed traffic cones and debris at Dauntless Drive and Exultant Drive.
 - Repaired and fixed a bicycle sign along Palos Verdes Drive South in the landslide area.
 - Filled potholes on Kingsridge Drive.



- Traffic signals and streetlights were recently serviced at the following locations:
 - Crest Road/Lucania Drive
 - Hawthorne Boulevard/Vallon Drive
 - Hawthorne Boulevard/Highridge Road
 - Silver Spur Road/Silver Arrow Drive
 - Hawthorne Boulevard/Eddinghill Drive/Seamount Drive
 - Palos Verdes Drive East/Crest Road/UCLA South Bay campus
 - Crenshaw Indian Peak

Graffiti Removal

- **31** graffiti incidents were reported and removed this week.
- Residents can help keep RPV looking great by downloading the **RPV Clean** app to report graffiti to City staff.



- There are no reported emergencies at this time. For questions or to report an issue, please contact the City of Rancho Palos Verdes Public Works Department at 310-544-5252 or by email at publicworks@rpvca.gov.

COMMUNITY DEVELOPMENT DEPARTMENT

REMINDER: Applications being Accepted for the Western Avenue Storefront Improvement Program

The City's Community Development Department is currently accepting applications for Round 3 of the Western Avenue Storefront Improvement Program.

Submittal deadline is October 31. Grants of \$5,000-\$20,000, requiring a 50% match, are available for eligible projects that enhance or restore the physical condition or appearance of the building (must be visible from the street). Examples include new exterior paint, lighting, landscaping, signs, awnings, entry doors, outdoor seating, and resolving code violations. Storefronts must be located along Western Avenue within the boundaries of the City of Rancho Palos Verdes (NOT in the City of Los Angeles). Learn more about how to spruce up your storefront with this grant opportunity and how to apply at rpvca.gov/storefront.



Coyote Management Plan Update to City Council

The City Council will be presented with an update on Citywide coyote activity as part of its regularly scheduled meeting on October 7. The update will include an overview of the City's Coyote Management Plan, public outreach efforts and regional coordination information. For questions, please contact Deputy Director of Community Development Octavio Silva at 310-544-5234 or via email at octavios@rpvca.gov. Additional wildlife resources are available on the City's website at: <https://www.rpvca.gov/335/Coyotes>.

Proposed Urban Lot Split and Second Unit Development Code Amendment

On October 14, the Planning Commission will consider making recommendations to the City Council regarding proposed code amendments to Rancho Palos Verdes Municipal Code (RPVMC) Chapter 16.40 (Urban Lot Splits) of Title 16 (Subdivisions) and Chapter 17.09 (Second Units and Two Unit Developments in Single-Family Zones) of Title 17 (Zoning). The amendments include provisions to exclude the City's Equestrian Overlay District (Q) from the applicability of these regulations pursuant to Senate Bill No. 684. Additional information regarding the proposed amendments and the upcoming Planning Commission meeting are available in the attached public notice. For questions, please contact Senior Planner Jessica Bobbett at 310-544-5224 or via email at jbobbett@rpvca.gov.

Planning Division Monthly Activity Report

The Planning Division's Monthly Activity Report for September 2025 summarizes the Division's activities during this past month regarding new applications received and Staff, Planning Commission, and City Council decisions rendered. As indicated in the attached report, the division received 54 new applications and rendered decisions on six applications for September 2025.

Building and Safety Division Monthly Activity

The Building and Safety Division's Monthly Activity Report for September 2025 reports on 1) a summary of the new cases received delineated by application type; 2) the number of permits issued; 3) the amount of fees collected; 4) the number of inspections performed; and 5) the number of new plan checks submitted. As indicated in the attached report, the division issued 213 permits and performed 570 inspections.

View Restoration Division Monthly Activity

The View Restoration Division's Monthly Activity Report for September 2025 and year-to-date information on 1) new view cases; 2) pre-application meetings; and 3) cases resolved by mediation. As indicated in the attached report, the division received seven new cases.

Code Enforcement Division Monthly Activity

The Code Enforcement Division's Monthly Activity Report for September 2025 reports on 1) violations by category; 2) the number of closed cases by violation with median processing times; and 3) illegal sign abatement. As indicated in the attached report, the division conducted 27 field inspections and brought seven cases to closure.

Attachments

- Public Notice dated September 4, 2025 – Page 54
- Planning Activity Summary for September 2025 – Page 56
- Building Activity Summary for September 2025 – Page 57
- Building Activity Monthly Report for September 2025 – Page 59
- View Restoration Activity Summary for September 2025 – Page 60
- Code Enforcement Activity Summary for September 2025 – Page 61

RECREATION AND PARKS DEPARTMENT



A Boo-tiful Day of Ghosts on the Coast! Trunk or Treat Is Less Than Two Witchy Weeks Away!

Recreation and Parks will be creeping it real — real fun, that is, at our fun, family-friendly trunk-or-treat event which is coming soon on October 11 from 11 a.m. to 2 p.m. at the Ken Dyda Civic Center. The event will feature lots of family-friendly activities such as crafts, face painting, inflatables, a costume parade, food trucks and more. It promises to be a ghoulishly good time. There are still spaces available for individuals, businesses, or organizations interested in hosting a decorated car trunk for this annual celebration. If you'd like to participate, please email events@rpvca.gov to sign up.



Beautification Project Underway at Eastview Dog Park: Temporary Dog Park Enclosures Open

As part of Recreation and Parks' commitment to enhancing the park experience for visitors and their dogs, both dog enclosures will be temporarily closed for grass restoration. This closure will allow the new grass to take root and thrive, creating a more enjoyable and durable space for all our furry friends. Temporary dog enclosures for large and small dogs opened to the public on August 21.



We understand this may cause some inconvenience, and we sincerely appreciate your patience and support as we work to improve the park for everyone.

Park patrons can also visit Rancho Caninos Dog Park, located at 30940 Hawthorne Blvd, Rancho Palos Verdes, as a great alternative for you and your dogs to enjoy during this restoration period.

Both Eastview dog enclosures are projected to reopen by late November. For any questions, park patrons are encouraged to ask onsite staff or call Eastview Park at 310-544-5269.

Pet Adoptions with Pedro Pet Pals this Sunday at Eastview Park

Come to Eastview Park on October 5 from 12-3 p.m. for a wonderful opportunity to adopt a dog or cat at the monthly Pedro Pals pet adoption event! Come and meet these adorable fur babies who are in search of a loving home. Pedro Pet Pals hosts adoption events on the first Sunday of each month.

In addition, you can discover more about the Pedro Pet Pals mission, which aims to build a brighter future for animals in the South Bay by educating the public and providing essential resources for pets and animals in need.

- Meet the dedicated volunteers and staff who make these adoption events possible.
- Explore volunteer opportunities available for students, as well as the pressing need for fostering.

A colorful poster for a "FALL ADOPTION EVENT" by Pedro Pet Pals. The poster features a woman sitting on the grass with a dog, a black and white cat, and a small dog. The background is decorated with autumn leaves. The text on the poster includes: "Join us on the first Sundays of the month at Eastview Park for a wonderful opportunity to adopt a dog or cat! Come and meet these adorable fur babies who are in search of a loving home." "In addition, you can discover more about the Pedro Pet Pals mission, which aims to build a brighter future for animals in the South Bay by educating the public and providing essential resources for pets and animals in need." "Meet the dedicated volunteers and staff who make these adoption events possible." "Explore volunteer opportunities available for students, as well as the pressing need for fostering." "Learn more about Pedro Pet Pals" "FIRST SUNDAYS OF THE MONTH" "OCT 5, NOV 2, DEC 7 12-3 PM" "EASTVIEW PARK, 1700 WESTMONT DR" "INFO@PEDROPETPALS.COM"

REACH Update

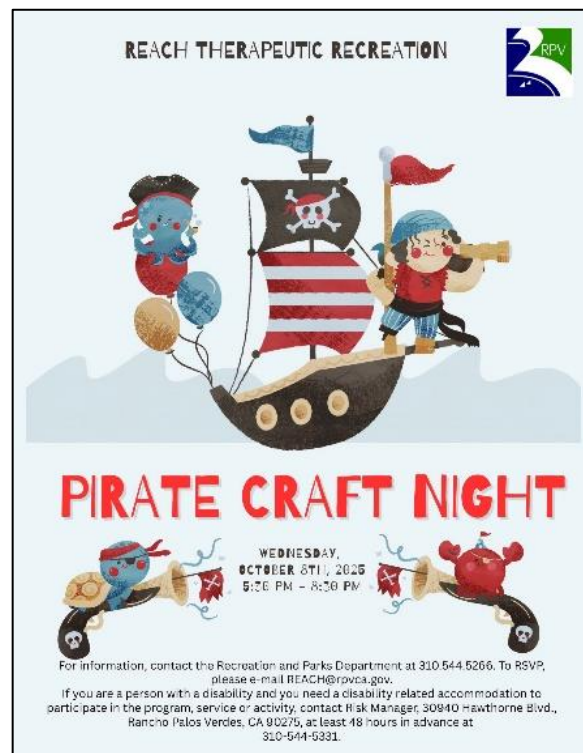
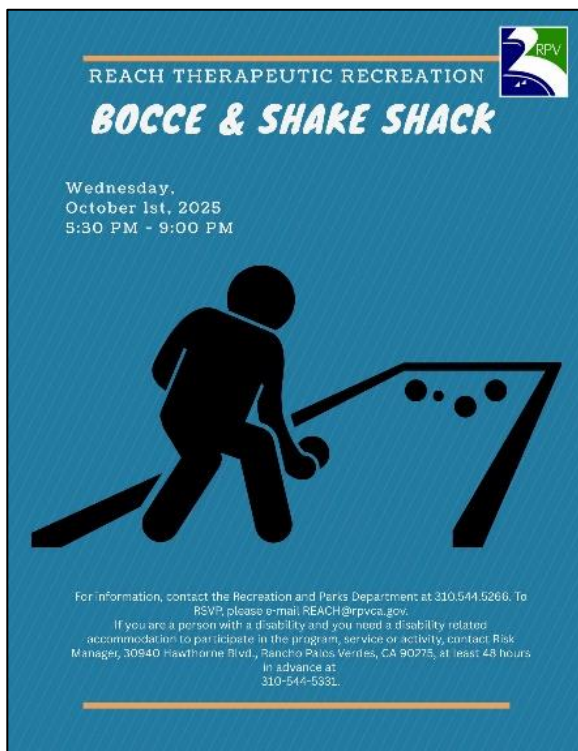
The REACH program serves the social and recreational needs of youth and adults with developmental disabilities. To RSVP for REACH activities or if you have questions, please email reach@rpvca.gov.

Sunshine, Snacks and Sidewalk Chats with REACH

We wandered past colorful fruits and veggies, taste-tested a few choice samples, and ended up with a sunny lunch full of local eats and sweets. The Torrance Farmers Market is a local favorite. Fresh produce, homemade jams and salsas, irresistibly fresh bread, even meats and pasta... all your cooking essentials in one place! REACH members made healthy food choices, going home with armfuls of yummy goodness. Our farmers market trip turned into the highlight of the week.



Upcoming REACH events include our final Bocce Ball Bash on October 1 and a night full of aaaartisinal pirate crafting on October 8, as we prepare for the upcoming Trunk or Treat on October 11.



Lights! Camera! Action! Filming in RPV

There will be a student film shoot at the UCLA South Bay Campus on Palos Verdes Drive East October 2-3 from 7 a.m. to 7 p.m. There will also be a film shoot in a private residence on October 7.



Parks Weekend Attendance Report

Below is a summary report of estimated public usage for the past weekend.

- HESSE PARK - walking paths, playground, and grass area
Estimated total park attendance: 787
- RYAN PARK - walking paths, playground, basketball court, and grass area
Estimated total park attendance: 374
- EASTVIEW PARK - walking paths, playground, dog park, and grass area
Estimated total park attendance: 568
- LOWER POINT VICENTE PARK - walking paths and grass area
Estimated total park attendance: 2,700
- LADERA LINDA COMMUNITY PARK – walking paths, grass areas, playgrounds, basketball and paddle tennis courts.
Estimated total park attendance: 315

Total Weekend Attendance: 4,744



Preserve and Beach Weekend

September 27-28

Public Contacts: 366

Violations observed: 22

Notice of Parking Citations: 0

Filiorum Reserve

On September 26, Staff restored sections of Zote's Cutacross Trail to general trail width and pruned back overgrowth.



On September 27, Staff pruned back lemonade berry branches where Zote's Cutacross Trail meets Vanderlip Canyon.



Vicente Bluffs Reserve

On September 27, Rangers cleaned one instance of graffiti on the back of an interpretive sign.



Portuguese Bend Reserve

On September 25, Staff enhanced closures at Peppertree Trail by installing a chain-link fence section with locks. New locks were also installed at Water Tank Trail.



On September 26, Staff pruned and cut branches intruding on Eagle's Nest Trail. Staff removed five vehicle loads of green waste.



On September 27, Staff cut back brush on Fire Station Trail and hauled out one vehicle load of brush. More brush removal is planned at this site.



On September 29, Staff trimmed and pruned sections of Ailor Trail.



Three Sisters Reserve

On September 28, Scout Troop 378 began a prep day at Sunshine Trail by digging out holes for fence posts in preparation for the full project day next weekend.



Other City Locations

On September 27, Rangers relocated one juvenile Gopher Snake that was found under a bench at Point Vicente Interpretive Center.



On September 27, Rangers reported three instances of graffiti along Palos Verdes Drive South and East to the City's graffiti contractor, GPC.



October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	2	3	4
5	6	7 7:00 pm – City Council Meeting (Hybrid In- Person/Virtual Meeting) @ Hesse Park	8	9 7:00 pm – Finance Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	10	11
12	13 4:15 pm – Youth Advisory Committee (Hybrid In- Person/Virtual Meeting) @ City Hall Community Room 5:30 pm – ACLAD Board Meeting (Virtual Meeting) COLUMBUS DAY	14 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	15 1:30 pm – Sanitation District Meeting (Mayor Bradley) 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	16 6:00 pm – Emergency Preparedness Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	17	18
19	20 6:00 pm – IMAC Meeting (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	21 7:00 pm – City Council Meeting (Hybrid In- Person/Virtual Meeting) @ Hesse Park	22	23 6:00pm – Civic Center Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	24	25
26	27 5:00 pm-Klondike Canyon Meeting (Virtual Meeting)	28 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	29	30	31	



November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 7:00 pm – City Council Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	5 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	6	7	8
9	10 4:15 pm – Youth Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room 5:30 pm – ACLAD Board Meeting (Virtual Meeting)	11 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park  City Hall Closed	12	13 7:00 pm – Finance Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	14	15
16	17 6:00 pm – IMAC Meeting (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	18 7:00 pm – City Council Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	19 1:30 pm – Sanitation District Meeting (Mayor Bradley) 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	20 6:00 pm – Emergency Preparedness Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	21	22
23	24 5:00 pm–Klondike Canyon Meeting (Virtual Meeting) 6:00 pm – TSC Meeting (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	25 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	26	27 6:00pm – Civic Center Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room  Thanksgiving Holiday – City Hall Closed	28	29
30						



December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 7:00 pm – City Council Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	3 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	4	5	6
7	8 4:15 pm – Youth Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room 5:30 pm – ACLAD Board Meeting (Virtual Meeting)	9 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	10	11 7:00 pm – Finance Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	12	13
14	15 6:00 pm – IMAC Meeting (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	16 7:00 pm – City Council Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	17 1:30 pm – Sanitation District Meeting (Mayor Bradley) 3:00 pm–4:30 pm - Landslide Complex Working Group (Virtual)	18 6:00 pm – Emergency Preparedness Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	19	20
21	22 5:00 pm-Klondike Canyon Meeting (Virtual Meeting)	23 7:00 pm – Planning Commission Meeting (Hybrid In-Person/Virtual Meeting) @ Hesse Park	24	25 6:00pm – Civic Center Advisory Committee (Hybrid In-Person/Virtual Meeting) @ City Hall Community Room	26	27
			Happy Holidays Happy Holidays Happy Holidays Winter Holiday Break – City Hall Closed			
28	29	30	31			
	Happy Holidays Happy Holidays Happy Holidays Winter Holiday Break – City Hall Closed					

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
October 21, 2025			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
REGULAR MEETING - 7:00 PM			2:45
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider Job Specification for RPVtv Television Producer	
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
REC&PARKS	CONSENT CALENDAR	Award PSA for design services for Ryan Park playground improvements	
REC&PARKS	CONSENT CALENDAR	Authorize the submittal of a LA County Measure A Grant application for a Preserve Trail Connector Bridge	
REC&PARKS	CONSENT CALENDAR	Approve PVPLC Donor recognition monument location and design	
ADMIN	REGULAR BUSINESS	Consider Public Safety Division Quarterly Update	0:15
PUBLIC WORKS	REGULAR BUSINESS	Consider feasibility study for toll road	0:30
PUBLIC WORKS	REGULAR BUSINESS	Continue discussion on EV charging stations fee structure	0:30
November 4, 2025			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION		
REGULAR MEETING - 7:00 PM			3:30
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider Approving Updated City Contributions to Employee HSAs	
ADMIN	CONSENT CALENDAR	Amend Admin Instruction on Fraud and Waste Reporting Policies	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Treasurer's Report	
FINANCE	CONSENT CALENDAR	Consider FY 25-26 First Quarter Financial Report	
REC&PARKS	CONSENT CALENDAR	Authorize the purchase of two vehicles for the City's fleet	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
CDD	PUBLIC HEARING	Consider amendment to CUP at 31909 Emerald View	0:15
PUBLIC WORKS	REGULAR BUSINESS	Consider extending the resolutions declaring the local state of emergency related to the landslide and receive a progress report on landslide projects.	1:00
CDD	REGULAR BUSINESS	Receive a report on Los Verdes Golf Course net project	0:30
ADMIN	REGULAR BUSINESS	Consider regulations requiring grocery stores to offer paper coupons	0:15
November 18, 2025			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
REGULAR MEETING - 7:00 PM			3:00
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
FINANCE	CONSENT CALENDAR	Consider 2026 business license tax	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
CDD	PUBLIC HEARING	Consider amending RPVMC Chs. 16 (Subdivison) and 17 (Zoning) (SB 9-Equestrian Overlay district)	0:15
CDD	PUBLIC HEARING	Consider amending RPVMC Ch. 17 (zoning) and related General Plan amendments related to landslide building regulations	0:15
CDD	REGULAR BUSINESS	Consider introduction of 2025 California Building Code	0:15
REC&PARKS	REGULAR BUSINESS	2024 PVPLC Annual and 3-Year Comprehensive Report	0:15
ADMIN	REGULAR BUSINESS	Update on Citywide Wildfire Mitigation and Readiness Projects	0:15
PUBLIC WORKS	REGULAR BUSINESS	Report on citywide beautification projects including Lower Hesse and medians	0:15
December 2, 2025			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
		City Council Reorganization	
REGULAR MEETING - 7:00 PM			1:45
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider Survey Questions for the citywide Community Needs Survey	
FINANCE	CONSENT CALENDAR	Warrant Register	
CDD	CONSENT CALENDAR	Consider second reading of RPVMC CHS. 16 (Subdivision) and 17 (Zoning) (SB 9-Equestrian Overlay district)	
CDD	CONSENT CALENDAR	Consider second reading to amendments to RPVMC Ch. 17 (zoning) related to the landslide building regulations	
REC&PARKS	CONSENT CALENDAR	Consider Amendment No. 2 to the City/PVPLC Management Agreement	
CDD	PUBLIC HEARING	Consider adopting 2025 California Building Code	0:15
December 16, 2025			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
REGULAR MEETING - 7:00 PM			2:30
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider assignments for outside agencies and committee liasions	
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	REGULAR BUSINESS	Consider extending the resolutions declaring the local state of emergency related to the landslide and receive a progress report on landslide projects.	1:00
January 6, 2026			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
REGULAR MEETING - 7:00 PM			2:00
			1:00

TENTATIVE AGENDAS

Agenda items listed below will be presented to the City Council for their consideration

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
			1:00
January 20, 2026			
CLOSED SESSION - 6:00 PM			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
REGULAR MEETING - 7:00 PM			0:00
ADMIN	CONSENT CALENDAR	Approval of Employee Job Descriptions (Class Specifications)	
FUTURE AGENDA ITEMS TO BE			0:15
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	<u>Scheduled Date:</u>
4/19/2022	Lewis	Stormwater/Drainage Asset Management Update	TBD
9/6/2022	Cruikshank	Consider program to address high fire vegetation in canyons	11/18/2025
9/20/2022	Ferraro	Report on citywide beautification projects including Lower Hesse and medians	11/18/2025
7/18/2023	Cruikshank/Seo	Consider report on forming a Peninsula-wide Landslide Insurance Pool Authority	TBD
9/19/2023	Alegria	Receive a report on Los Verdes Golf Course net project	11/4/2025
2/4/2025	Bradley	Consider feasibility study for toll road	10/7/2025
7/15/2025	Seo	Status report on wireless facilities installation	10/7/2025
8/5/2025	Seo	Consider requiring markets to provide paper coupons	11/4/2025
8/19/2025	Lewis	Update on Coyote Management Plan	10/7/2025
CITY MANAGER REPORT			0:15

RPVtv Cox 33 / Frontier 38 Programming Schedule Guide Schedule -10/5/25 - 10/11/25							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	October 5, 2025	October 6, 2025	October 7, 2025	October 8, 2025	October 9, 2025	October 10, 2025	October 11, 2025
6:00 AM - 6:30 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
6:30 AM - 7:00 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
7:00 AM - 7:30 AM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
7:30 AM - 8:00 AM	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
8:00 AM - 8:30 AM	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections
8:30 AM - 9:00 AM							
09:00 AM - 9:30 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
9:30 AM - 10:00 AM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
10:00 AM -10:30AM	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne
10:30 AM - 11 AM							
11:00 AM -11:30 AM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
11:30 AM -12:00PM	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
12:00 PM -12:30PM	Red Tail Legacy Flight	Red Tail Legacy Flight	Red Tail Legacy Flight	Red Tail Legacy Flight	Red Tail Legacy Flight	Red Tail Legacy Flight	Red Tail Legacy Flight
12:30 PM - 1:00PM							
1:00 PM - 1:30PM	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections	Peninsula Seniors Connections
1:30 PM - 2:00PM							
2:00 PM - 2:30PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
2:30 PM - 3:00PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
3:00 PM - 3:30PM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
3:30 PM - 4:00 PM	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
4:00 PM - 4:30PM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
4:30 PM - 5:00PM	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
5:00 PM - 5:30PM	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition
5:30 PM - 6:00PM	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming	Fitness Programming
6:00 PM - 6:30PM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
6:30 PM - 7:00PM	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
7:00 PM - 7:30PM	Thomas Jefferson	Thomas Jefferson	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025	Thomas Jefferson	Thomas Jefferson	Thomas Jefferson	Thomas Jefferson
7:30 PM - 8:00PM							
8:00 PM - 8:30PM	Around the Peninsula	Around the Peninsula		Around the Peninsula	Around the Peninsula	Around the Peninsula	Around the Peninsula
8:30 PM - 9:00PM	Playing the Field- Local Edition	Playing the Field- Local Edition		Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition	Playing the Field- Local Edition
9:00 PM - 9:30PM	RPV City Talk	RPV City Talk		RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
9:30 PM - 10:00PM	RPV City Talk	RPV City Talk		RPV City Talk	RPV City Talk	RPV City Talk	RPV City Talk
10:00 PM -10:30PM	Lectures with Lianne	Lectures with Lianne		Lectures with Lianne	Lectures with Lianne	Lectures with Lianne	Lectures with Lianne
10:30 PM -11:00PM							
11:00 PM -11:30PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
11:30 PM -12:00 AM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
12:00 AM - 1:00 AM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements

PVPtv Cox 35 / Frontier 39 Programming Schedule Guide Schedule 10/5/25 -10/11/25							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	October 5, 2025	October 6, 2025	October 7, 2025	October 8, 2025	October 9, 2025	October 10, 2025	October 11, 2025
6:00 AM - 6:30 AM							
6:30 AM - 7:00 AM							
7:00 AM - 7:30 AM	The City of Rancho Palos Verdes City Council Meeting, September 16, 2025	The City of Rancho Palos Verdes City Council Meeting, September 16, 2025	The City of Rancho Palos Verdes City Council Meeting, September 16, 2025	The City of Rancho Palos Verdes City Council Meeting, September 16, 2025	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025
7:30 AM - 8:00 AM							
8:00 AM - 8:30 AM							
8:30 AM - 9:00 AM							
9:00 AM - 9:30 AM							
9:30 AM - 10:00 AM							
10:00 AM - 10:30 AM	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025	The City of Rancho Palos VerdesPlanning Commission Meeting, September 23, 2025
10:30 AM - 11:00 AM							
11:00 AM - 11:30 AM							
11:30 AM - 12:00 PM							
12:00 PM - 12:30 PM							
12:30 PM - 1:00 PM							
1:00 PM - 1:30 PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
1:30 PM - 2:00 PM							
2:00 PM - 2:30 PM							
2:30 PM - 3:00 PM							
3:00 PM - 3:30 PM							
3:30 PM - 4:00 PM							
4:00 PM - 4:30 PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
4:30 PM - 5:00 PM							
5:00 PM - 5:30 PM							
5:30 PM - 6:00 PM							
6:00 PM - 6:30 PM							
6:30 PM - 7:00 PM							
7:00 PM - 7:30 PM	The City of Rancho Palos Verdes City Council Meeting, September 16, 2025	Community Announcements	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025	The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025	The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, October 7, 2025
7:30 PM - 8:00 PM							
8:00 PM - 8:30 PM							
8:30 PM - 9:00 PM							
9:00 PM - 9:30 PM							
9:30 PM - 10:00 PM							
10:00 PM - 10:30 PM		Community Announcements	Community Announcements	Community Announcements		Community Announcements	
10:30 PM - 11:00 PM							
11:00 PM - 11:30 PM							
11:30 PM - 12:00 AM							
12:00 AM - 1:00 AM							
1:00 AM - 6:00 AM							

Comments or questions? Please email us at RPVtv@rpvca.gov

PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2025

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
9/7/2025	9/8/2025	Rita Macdonald	Request for the following: Digitized records of single-family residential plans that were approved for code compliance of Structural, Mechanical, Electrical, Plumbing, and Architectural documents in 2024 and/or 2025. If possible, please provide up to one hundred (100) records; if fewer than 100 such records exist, please provide all available records for that period. Digitized records of single-family residential plans that were rejected or not approved	9/8/25 ADCC Zweizig forwarded request to staff. 9/9/25 ADCC Zweizig responded. 9/9/25 Requestor had followup email. 9/10/25 ADCC Zweizig forwarded email to City Attorney's office to assist with response. 9/19/25 ADCC Zweizig notified requestor additional time is needed.
9/25/2025	9/26/2025	Marisol Hernandez	Request for Name and license number of the awarded general/multi-prime contractor, copy of the subcontractors list with license numbers of the awarded general/multi-prime contractor submitted at time	9/26/25 IAA Alcantara forwarded request to staff.
10/1/2025	10/1/2025	Kristen Hoffman/Stella Baddoo (Construction Monitor)	Request for copies of all commercial and residential building permits issued between 9/18/25 to 9/30/25	10/1/25 ADCC Zweizig forwarded request to staff.
10/1/2025	10/1/2025	Lisa Chatar (SmartProcure)	Request for any and all purchasing records from 7/14/2025 to current including the following: 1. Purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number 2. Purchase date 3. Line item details (Detailed description of the purchase) 4. Line item quantity 5. Line item price 6. Vendor ID number, name, address, contact person and their email address	10/1/25 ADCC Zweizig forwarded request to staff.

CITY OF RANCHO PALOS VERDES

PROPERTY TAX NEWSLETTER

TAX YEAR 2025/26



TAXABLE ASSESSED VALUE
\$17.7 BILLION

+3.4%
RANCHO PALOS VERDES

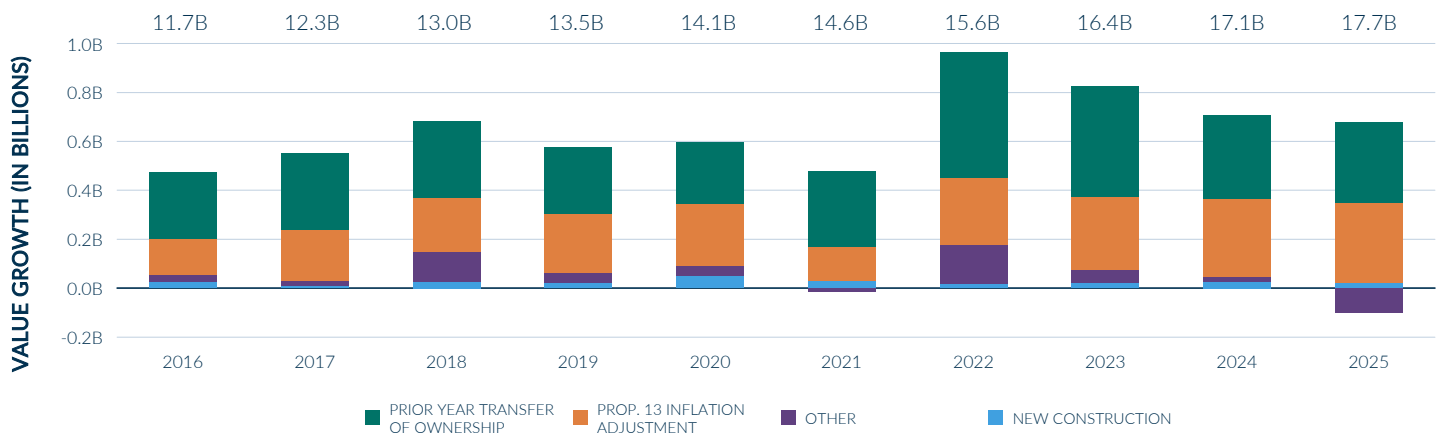


3.9%
COUNTY



HISTORY OF VALUE CHANGES BY CAUSE

INCLUDING TOTAL ASSESSED VALUE



The Other change category may include effects of assessment appeals, multi parcel sales, and changes to secured exemptions, personal property, or utility-owned property values



PROPERTY HIGHLIGHTS

The largest assessed value increase was reported at Terranea Resort, owned by Long Point Development LLC. The parcel's value change was mostly caused by the CPI increase with minor increases in fixtures and personal property value, adding \$11.8 million to the roll. New improvements added to a single-family residential parcel located at 32042 Isthmus View Drive caused a reappraisal and a \$5.1 million increase in value. Similarly, new improvements added to a single-family parcel located at 6501 Palos Verdes Drive East added \$4.5 million in value to the roll this year.

Parcels in the landslide areas within the City were reassessed by the Assessor for 2025/26. 169 parcels received value *(continued on next page)*



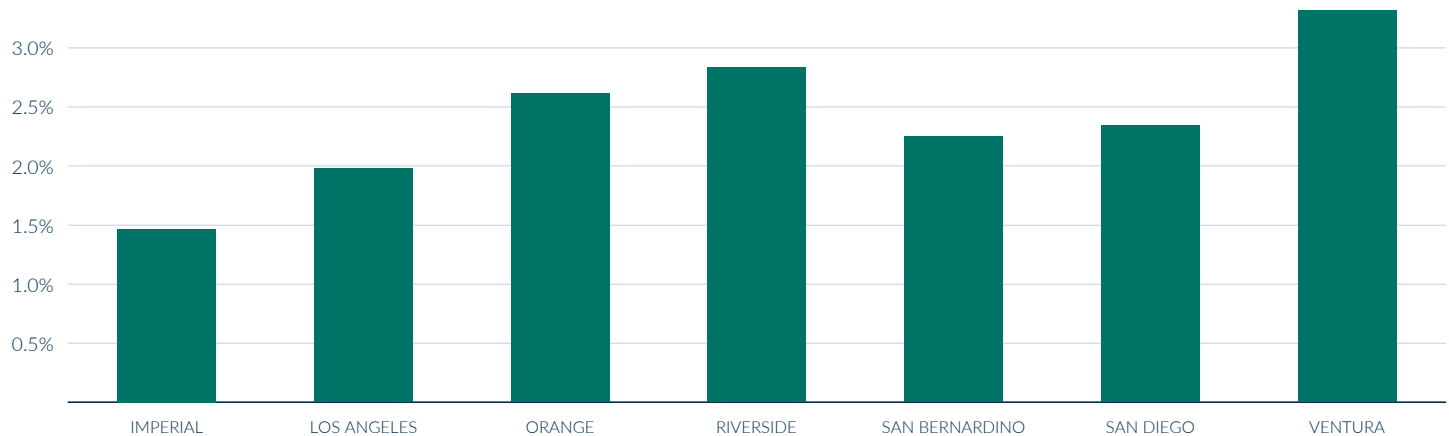
TOP 10 OWNERS WITH PRIMARY USE CATEGORY, TOTAL VALUE AND % OF ALL VALUE

1	LONG POINT DEVELOPMENT LLC	COMMERCIAL	\$532 MILLION	3.01%
2	GSIC II PALOS VERDES OWNER LP	RESIDENTIAL	\$139 MILLION	0.79%
3	B10 MOUNTAIN A LA LP	COMMERCIAL	\$69.6 MILLION	0.39%
4	P V VICTORIA APARTMENTS LLC	RESIDENTIAL	\$60.5 MILLION	0.34%
5	6507 6510 VISTA CATALINA APARTMENTS LLC	RESIDENTIAL	\$47.6 MILLION	0.27%
6	CALIFORNIA WATER SERVICE COMPANY	CROSS-REF.	\$40.9 MILLION	0.23%
7	VH PROPERTY CORPORATION	RECREATIONAL	\$37.8 MILLION	0.21%
8	GOLDEN COVE CENTER LLC	COMMERCIAL	\$35.1 MILLION	0.20%
9	BELMONT VILLAGE RPV LP	INSTITUTNL.	\$31.6 MILLION	0.18%
10	OCEAN VIEW DRIVE INC	RESIDENTIAL	\$31.3 MILLION	0.18%

TOP 10 TOTAL

\$1.03 BILLION 5.80 %

ESTIMATED VALUE GROWTH FROM SALE TRANSFERS AS A PERCENTAGE OF TAXABLE VALUE BY COUNTY



PROPERTY HIGHLIGHTS

(continued from previous page)

reductions of between 97% and 30%. The total value reduction related to these reductions was \$128 million.



PROPERTY TAX FACTS

- In 2025, 15,727 City parcels were taxable.
- 93.2% of the City's 2025 assessed values are residential use, from 94.0% of the parcels.
- Taxable values are enrolled Jan. 2025 (reflecting 2024 activity). Tax billing starts Sept./Oct. 2025. Revenue is remitted to agencies from late 2025 through mid-2026.

DETACHED SINGLE-FAMILY HOMES
MEDIAN SALE PRICE HISTORY

YEAR	SALES	MEDIAN PRICE	CHG %
2016	435	\$1,241,500	8.0%
2017	427	\$1,290,000	3.9%
2018	386	\$1,347,500	4.5%
2019	393	\$1,340,000	-0.6%
2020	438	\$1,401,250	4.6%
2021	497	\$1,690,000	20.6%
2022	371	\$1,835,000	8.6%
2023	284	\$1,800,000	-1.9%
2024	308	\$1,821,500	1.2%
2025*	176	\$1,840,000	1.0%

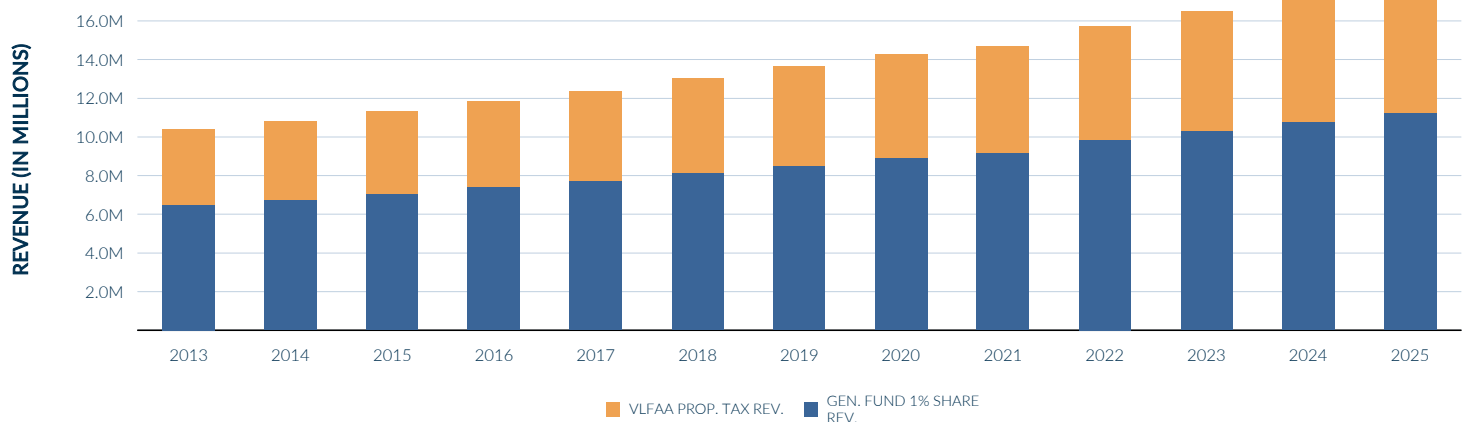
* Year-to-Date (through July 2025)



REAL ESTATE TRENDS

Through June 2025, about one-third of the 43 counties where we purchase sales data are still experiencing declines in median sale prices. In many areas, however, home sales rebounded in June ending three months of median price declines. The mostly modest year-over-year median sales price changes for June 2025 showed the State's Far North area having the strongest price growth at 13.7%; the Central Coast grew by 11.4%; Southern California grew by 1.9%; and, the San Francisco Bay area grew by 1.0%. The Central Valley area posted a median sales price decline, slipping down by 0.8%. The median sale price of Rancho Palos Verdes detached single-family homes from January through July 2025 was \$1,840,000, an increase of \$18,500 (1.0%) from 2024's median price.

ASSESSED VALUE-BASED REVENUE HISTORY BY COMPONENT





City of Rancho Palos Verdes

COMMUNITY DEVELOPMENT PLANNING DIVISION

September 25, 2025

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on October 14, 2025, at 7:00 p.m.

The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

CODE AMENDMENT (CASE NO. PLCA2025-0002) – A request to consider recommending to the City Council text amendments to Rancho Palos Verdes Municipal Code (RPVMC) Chapter 16.40 (Urban Lot Splits) of Title 16 (Subdivisions) and Chapter 17.09 (Second Units and Two-Unit Developments in Single-Family Zones) of Title 17 (Zoning) to exempt the Equestrian Overlay District (Q) from the applicability of these regulations pursuant to Senate Bill 684 (SB 684).

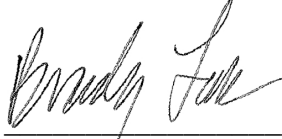
LOCATION: CITYWIDE
APPLICANT: CITY OF RANCHO PALOS VERDES

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jessica Bobbett, via e-mail at jbobbett@rpvca.gov by noon on Tuesday, October 7, 2025. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after noon, on Tuesday, October 7, 2025, will be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. In addition, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to review application materials, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review by appointment from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday. City Hall is closed for lunch between 12:00 noon and 1:00 p.m. daily.

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, October 9, 2025 under Planning Commission Agenda.

If you have any questions regarding this application or to view the project plans, please contact Jessica Bobbett at (310) 544-5224 or via email at jbobbett@rpvca.gov.



Brandy Forbes, AICP
Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, SEPTEMBER 25, 2025.



City of Rancho Palos Verdes

Monthly Planning Activity Summary

For the Date Range 9/1/2025 and 9/30/2025

New Cases Received	Staff Approvals	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials
54	5	1	0	0	0	0	0

New ZON* Applications by Type

Application Type	No.
SITE PLAN REVIEW	40
SIGN PERMIT	6
ACCESSORY DWELLING UNIT	2
EXOTIC ANIMAL PERMIT	1
CODE AMENDMENT	1
COASTAL PERMIT	1
EXTREME SLOPE PERMIT	1
GENERAL PLAN AMENDMENT	1
GRADING PERMIT	1
Number of New ZON Cases:	54

Case Summary

Staff Decisions
Number of Cases: 5
Average Processing Time: 0 days
Director Decisions
Number of Cases: 1
Average Processing Time: 37 days
Planning Commission Cases
Number of Cases: 0
Average Processing Time: NaN days
City Council Cases
Number of Cases: 0
Average Processing Time: NaN days

Total Number of Decisions

Number of Cases: 6

* ZON = Zoning



City of Rancho Palos Verdes

Monthly Building & Safety Activity Summary

For the Date Range 9/1/2025 and 9/30/2025

New Cases Received	Permits Issued	Permit Fees (\$)	Plan Check Fees (\$)	Other Fees* (\$)	Total Valuation	New Plan Checks	New SFRs	Total Inspections	Average Daily Inspections
237	213	144,760	30,797	0	1,303,625	37	0	570	28

New BLD** Applications by Type		New ELE** Applications by Type		New MEC** Applications by Type		New PLM** Applications by Type		Issued Permit Summary
Application Type	No.	Application Type	No.	Application Type	No.	Application Type	No.	Over-the-Counter Permits
COMMERCIAL	1	200 AMPS OR LESS PANEL UPGRADE	14	CHANGE OUT WITH OUTDOOR UNIT : REQUIRES PLANNING APPROVAL	7	MISCELLANEOUS PLUMBING	4	No. of Permits Issued: 84
DEMOLITION	6	BATTERY BACK UP/ BATTERY STORAGE	1	NEW	2	REPIPE OR REPAIR	4	Plan Checked Permits
ELECTRICAL PANEL UPGRADE	15	MISCELLANEOUS ELECTRICAL	3	NEW WITH OUTDOOR UNIT : REQUIRES PLANNING APPROVAL	2	TANKLESS WATER HEATER /OUTSIDE : REQUIRES PLANNING APPROVAL	2	No. of Permits Issued: 80
ELECTRICAL PERMIT	6	OVER 200AMPS TO 1,000AMPS	1	New MEC Cases:	11	TANKLESS WATER HEATER/ INSIDE GARAGE	1	Median Processing Time: 3 days
FIRE SPRINKLER	1	SIGNS AND MARQUEES	2			WATER HEATER INSIDE OR OUTSIDE GARAGE : RQ PLANNING APPROVAL	1	
GEOLOGY/SOILS REPORT	9	New ELE Cases:	21			WATER HEATER/ INSIDE HOME	1	
MECHANICAL PERMIT	11					New PLM Cases:	13	
PLUMBING PERMIT	8							
REROOF	27							
RESIDENTIAL - ALTERATION	1							
RESIDENTIAL - DECK - PATIO - GAZEBO	2							
RESIDENTIAL - FOUNDATION SEISMIC RETROFIT	4							
RESIDENTIAL - REMODEL	60							
RESIDENTIAL - REMODEL AND ADDITION	3							
RESIDENTIAL - RETAINING WALL	2							

* Other fees include SMIP, data processing, historic data input and geology review fees

** BLD = Building, ELE = Electrical, MEC = Mechanical, PLM = Plumbing

SOLAR	27
SWIMMING POOLS/SPA	4
WATER HEATER	5
New BLD Cases:	192

* Other fees include SMIP, data processing, historic data input and geology review fees
** BLD = Building, ELE = Electrical, MEC = Mechanical, PLM = Plumbing

Building Activity Report for Rancho Palos Verdes - September 2025

Fiscal Year 2024-2025	Total # of Permits	Total Permit Fees	Total Fees	Total Valuation for Permits	New Plan Checks	Total Plan Check Fees	# of SFRs	Total # of Inspections	Inspections per Day	Fiscal Year 2023-2024	SMIP FEES	
July	185	\$ 231,620.00	\$ 293,954.00	\$ 1,478,471.00	18	\$ 62,334.00	1	765	38	July	Jul-24	\$147.85
August	251	\$ 150,529.00	\$ 171,290.00	\$ 954,585.00	16	\$ 20,761.00	0	705	32	August	Aug-24	\$95.46
September	213	\$ 123,372.00	\$ 158,118.00	\$ 1,584,121.00	13	\$ 34,746.00	0	638	30	September	Sep-24	\$158.41
October	229	\$ 127,083.00	\$ 159,323.00	\$ 2,471,713.00	56	\$ 32,240.00	0	824	36	October	Oct-24	\$247.17
November	211	\$ 74,902.00	\$ 89,318.00	\$ 2,343,267.00	65	\$ 14,416.00	0	687	33	November	Nov-24	\$234.33
December	190	\$ 74,127.00	\$ 86,232.00	\$ 1,556,075.00	36	\$ 12,105.00	0	579	28	December	Dec-24	\$155.61
January 2025	172	\$ 105,578.00	\$ 123,596.00	\$ 1,410,111.00	32	\$ 18,018.00	0	790	39	January	Jan-25	\$141.01
February	160	\$ 192,343.00	\$ 241,313.00	\$ 1,071,292.00	19	\$ 48,970.00	1	661	33	February	Feb-25	\$107.13
March	221	\$ 277,160.00	\$ 343,645.00	\$ 1,310,301.00	26	\$ 66,485.00	0	675	34	March	Mar-25	\$131.03
April	219	\$ 147,038.00	\$ 190,873.00	\$ 1,243,563.00	19	\$ 43,835.00	1	716	35	April	Apr-25	\$124.36
May	193	\$ 159,729.00	\$ 204,157.00	\$ 987,414.00	19	\$ 44,428.00	1	735	36	May	May-25	\$98.74
June	200	\$ 172,794.00	\$ 221,150.00	\$ 1,193,548.00	25	\$ 48,356.00	0	735	36	June	Jun-25	\$119.35
YTD	2444	\$ 1,836,275.00	\$ 2,282,969.00	\$ 17,604,461.00	344	\$ 446,694.00	4	8510	28	YTD		

Fiscal Year 2025-2026	Total # of Permits	Total Permit Fees	Total Fees	Total Valuation for Permits	New Plan Checks	Total Plan Check Fees	# of SFRs	Total # of Inspections	Inspections per Day	Fiscal Year 2025-2026	SMIP FEES	
July	238	\$ 154,653.00	\$ 180,814.00	\$ 1,451,818.00	31	\$ 26,161.00	1	750	38	July	Jul-25	\$145.18
August	174	\$ 140,446.00	\$ 167,337.00	\$ 1,536,601.00	19	\$ 26,891.00	4	720	36	August	Aug-25	\$153.66
September	213	\$ 144,760.00	\$ 175,557.00	\$ 1,303,625.00	37	\$ 30,797.00	0	570	28	September	Sep-25	\$130.36
October			\$ -							October	Oct-25	\$0.00
November			\$ -							November	Nov-25	\$0.00
December			\$ -							December	Dec-25	\$0.00
January 2025			\$ -							January	Jan-26	\$0.00
February			\$ -							February	Feb-26	\$0.00
March			\$ -							March	Mar-26	\$0.00
April			\$ -							April	Apr-26	\$0.00
May			\$ -							May	May-26	\$0.00
June			\$ -							June	Jun-26	\$0.00
YTD	625	\$ 439,859.00	\$ 523,708.00	\$ 4,292,044.00	87	\$ 83,849.00	5	2040	28	YTD		
Previous YR	2444	\$ 1,836,275.00	\$ 2,282,969.00	\$ 17,604,461.00	344	\$ 446,694.00	4	8,510	28	Previous YR		
% Change/YTD	-74%	-76%	-77%	-76%	-75%	-81%	25%	-76%	0%	% Change YTD		



City of Rancho Palos Verdes

Monthly View Activity Summary

For the Date Range 9/1/2025 and 9/30/2025

New Cases Received	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials	Appeals Heard
7	0	0	0	0	0	0	0

New View Cases (MTD)	
Application Type	Number
VIEW RESTORATION	2
VIEW PRESERVATION	1
VIEW ENFORCEMENT	0
CITY TREE REVIEW PERMIT	0
FOLIAGE ANALYSES	4
Number of New Cases:	7

Pre-Application Meetings (MTD)	
Application Type	Number
VIEW RESTORATION	
Number of Pre-Application Meetings:	2

Resolved by Mediation (MTD)	
Application Type	Number
Number of Cases:	1

New View Cases (YTD)	
Application Type	Number
VIEW RESTORATION	11
VIEW PRESERVATION	5
VIEW ENFORCEMENT	10
CITY TREE REVIEW PERMIT	9
FOLIAGE ANALYSES	68
Number of New Cases:	103

Pre-Application Meetings (YTD)	
Application Type	Number
VIEW RESTORATION	
Number of Pre-Application Meetings:	12

Resolved by Mediation (YTD)	
Application Type	Number
Number of Cases:	6



City of Rancho Palos Verdes

Monthly Code Activity Summary

For the Date Range 9/1/2025 and 9/30/2025

Complaints Received	Field Inspections	First Notices Issued	Second Notices Issued	Final Notices Issued	Administrative Hearings Conducted	Referral to City Attorney	Other Referrals	Case Closed	Complaint Unfounded
22	27	4	1	1	0	0	0	7	3

New Complaints by Violation Category	
Total:	0

Closed Case Summary
CONSTRUCTION WITHOUT A PERMIT Violations Number of Cases Closed: 1 Median Processing Time: 0 days GRAFFITI Violations Number of Cases Closed: 1 Median Processing Time: 0 days

Illegal Sign Abatement Summary	
Street Name	Signs Removed
Total Signs Removed:	0