

# CITY MANAGER'S WEEKLY ADMINISTRATIVE REPORT

**DECEMBER 3, 2025 (REPORT NO. 25-46)**

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## CITY MANAGER'S OFFICE

### December 2, 2025 City Council Meeting Highlights

- Outgoing Mayor Dave Bradley was honored for his second term as Mayor during a year marked by a dramatic reduction in landslide movement, a vision to bring new life to the disassembled Wayfarers Chapel, and initiatives strengthening wildfire and emergency preparedness.
- Paul Seo was selected as the next Mayor and Steve Perestam was named Mayor Pro Tem.

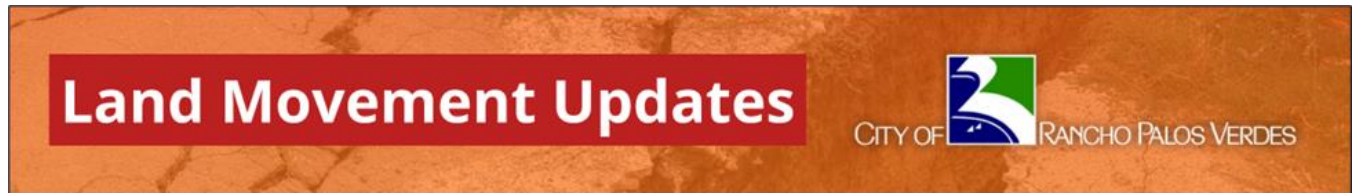


- City staff gave a report on a list of street and park beautification projects throughout RPV that have been requested by the community over the years.
- Street beautification projects along Western Avenue, Hawthorne Boulevard and Palos Verdes Drive South are estimated to cost from approximately \$2 million to \$3 million per mile, with a total need of approximately 10 miles.
- Improvements to lower Hesse Park adjacent to Locklenna Drive are estimated to cost approximately \$650,000.



- Given the City's current infrastructure priorities, the Council opted not to take action on any of the proposed projects at this time, but to keep them in mind when developing the Capital Improvement Program during next fiscal year's budget development process.

For all City Council actions from the meeting, watch video at [rpvca.gov/agendas](https://rpvca.gov/agendas).



## FEMA Disaster Recovery Assistance Update

In October 2025, the City was notified that Federal Emergency Management Agency's (FEMA) District 9 Administrator Robert Fenton [denied the City's appeals](#) of its decision to deny \$37.9 million in requested disaster recovery funding for costs incurred responding to the landslide emergency due to the winter storms in late January and early February 2024.

This week, the City filed its [final appeal \(PDF\)](#) of Administrator Fenton's decision to FEMA headquarters. Cal OES now has 60 days to review the City's appeal letter, and FEMA has 120 days to render a decision.

As a reminder, Administrator Fenton upheld the agency's position that while the winter storms may have greatly accelerated land movement, what FEMA considers to be pre-existing conditions in the landslide make the City ineligible for reimbursement under the 2024 federal disaster declaration.

In its final appeal, the City states that contrary to FEMA's denial, what is *not* pre-existing are the arial dimensions, depth of movement, velocity of movement, artesian and near-artesian groundwater pressures beneath it, and even direction of movement. The land movement experienced as a result of the winter storm is not just a simple expansion of the Landslide Complex it activated the deeper and previously dormant Altamira Landslide. None of this was seen during the history of the City, nor during the approximately 70-year history of landslide studies, monitoring, and observations conducted in the area, contrary to what is noted in the Eligibility Determination Memorandum and Administrator Fenton's October 3, 2025 First Appeal Denial Letter. It is the opinion of the City and its subject matter experts that this is largely caused by "weather whiplash" starting in 2011 and culminating in 2024.

## Don't Miss the Peninsula Parade of Lights on December 6

The City of Rolling Hills Estates is excited to once again light up the season with the Peninsula Parade of Lights on December 6 at 6 p.m. Come and enjoy holiday floats, marching bands, Santa and other community partners parading through the commercial district along Silver Spur Road and Deep Valley Drive, through the Promenade on the Peninsula to Norris Center Drive.

Free parking is available at the Town & Country Center, Peninsula Shopping Center, and Promenade P|V.

Visit [RHE.city/parade](https://rhe.city/parade) for event updates.



## Tree Lighting Ceremony & Winter Events at the Civic Center

Get ready to celebrate the season! The City's Annual Tree Lighting Ceremony returns on **Friday, December 12, 2025, from 5:30 p.m. to 9:30 p.m.** at the Ken Dyda Civic Center.

Join us for an evening filled with holiday cheer, featuring the lighting of a beautiful fir tree, snow and sledding, a holiday pop-up shop, snow flurries, music, inflatables for kids, winter crafts, a food truck, and a coffee vendor.





This free, family-friendly event is the perfect way to kick off the holidays in Rancho Palos Verdes! But the fun doesn't stop there. The Civic Center will host a full month of Winter Events throughout December:

- **Winter Night Magic – Saturday, Dec. 13, 5–8 p.m.**  
Enjoy a guided night walk, stories, songs, s'mores, cocoa, inflatables, sledding & snow flurries.

- **Grinch Day Drive-In Movie – Sunday, Dec. 14, 3–7 p.m.**  
Pre-movie activities from 3-5pm including face painting, sledding, inflatables, a station to wrap your holiday gifts and at 5 p.m. a showing of How the Grinch Stole Christmas.

- **Hanukkah Celebration – Monday, Dec. 15, 6–8 p.m.**  
Celebrate with a menorah lighting, crafts, latkes, sledding, entertainment & more.

- **Carols and Cocoa – Saturday, Dec. 20, 4–8 p.m.**

Enjoy photos with Santa from 4-7pm, carolers from 6-8pm, train rides, hot cocoa and gingerbread house decorating all evening.

- **Frozen Day – Saturday, Dec. 27, 2–5 p.m.**

Meet Frozen characters, decorate cookies, and enjoy crafts and inflatables.



For full event details, visit [rpvca.gov/parks](http://rpvca.gov/parks).

Bundle up, bring the family, and make lasting memories at this year's Tree Lighting and Winter Events at the Ken Dyda Civic Center!

## RPVtv's "City Talk" – 2025 Year in Review

RPVtv host Liz Brown Swanson and outgoing 2025 Mayor Dave Bradley review the year's highlights on "City Talk." Watch on Cox 33/Frontier FiOS 38 or RPVtv's [YouTube channel](#).



## RPVtv's "Studio RPV" – November 2025

RPV Mayor Dave Bradley joins RPVtv hosts Maria Serrao and Liz Brown Swanson to reflect on the highlights and challenges of the past year on "Studio RPV." Plus, learn how to make a fast, fun, and healthy Thanksgiving Day treat. Watch on Cox 33/Frontier FiOS 38 or RPVtv's [YouTube channel](#).



## RPVtv's "Around the Peninsula" – Lomita Sheriff's Station 50<sup>th</sup> Anniversary

RPVtv host Liz Brown Swanson covers the Lomita Sheriff's Station's 50th anniversary celebration that brought law enforcement, elected leaders, and the community together on "Around the Peninsula." Watch on Cox 33/Frontier FiOS 38 or RPVtv's [YouTube channel](#).



## Peninsula Seniors Bohannon Lecture Series December 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.

**December 10: “Siegfried & Roy – Beyond Belief”**

Member, entertainer, and lecturer, Paul Stone, presents a talk on the lives of Siegfried Fischbacher and Roy Horn who performed an animal-based magic show with tigers in Las Vegas that ended in tragedy in 2003.

**December 17: “Beware of Financial Crimes”**

A Malaga Bank security representative will discuss identity theft, cybersecurity, and fraud awareness, emphasizing the importance of staying vigilant against sophisticated scams.

**December 24 and 31 No Lectures – Happy Holidays!**

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



**Palos Verdes Peninsula Village**

*Opportunities To Connect, Learn & Thrive*

**Palos Verdes Peninsula Village Information Session on December 10**

The Palos Verdes Peninsula Village is a dynamic organization of older adults who have joined together to help one another navigate the challenges and opportunities of aging. Hear from other village members and volunteers about the social opportunities to engage and volunteer resources available for support **on December 10 at 11 a.m.** in the Purcell Room of the Peninsula Center Library. Please call 310-991-3324, email [peninsulavillagepvp@gmail.com](mailto:peninsulavillagepvp@gmail.com) or visit [peninsulavillage.net](http://peninsulavillage.net) for more information.

*Palos Verdes Peninsula Village is part of a national movement of 300 villages across the country. It is a grassroots community-based organization formed by local individuals to create a sense of community for older adults to continue independent living. Members and volunteers foster friendships and opportunities to engage while helping one another.*





## **Metropolitan Water District Boosts Wildfire Readiness with New Helicopter Dip Tank on the Palos Verdes Peninsula**

In the wake of the wildfires that ravaged Southern California communities last January, the Metropolitan Water District unveiled a new (second) helicopter dip tank on the Palos Verdes Peninsula on November 19 that will provide firefighters with a quick filling, strategically located water source for aerial fire suppression (the first helicopter dip tank is located at the Ken Dyda Civic Center in Rancho Palos Verdes).

The new facility was developed in collaboration with the County of Los Angeles Fire Department and installed at Metropolitan's Palos Verdes Reservoir to protect homes, businesses and infrastructure in the surrounding community – an area highly vulnerable to wildfire.

The nearly 4,000-gallon tank can be filled in about five minutes and automatically refilled during use. Helicopters can hover overhead, fill directly from the open-top tank, and return to the fire line in moments.

Learn more by reading a [press release](#).



## Holiday Decorating - Tips for Preventing Home Fires

Home fires most often occur between December and February. To make sure you have a safe and enjoyable holiday, follow these safety tips:



### Candles

- ✓ Consider using flameless candles, which look and smell like real candles.
- ✓ Keep candles 12 inches away from things that can burn and remember to blow them out when you leave the room.
- ✓ Use candle holders that are sturdy, won't tip over, and are placed on uncluttered surfaces.
- ✓ Never use lit candles to decorate a Christmas tree.
- ✓ Never leave a child or pet in a room with a burning candle.



### Christmas Trees

- ✓ Dried-out trees are highly flammable and should not be left in a house or garage or placed against the house.
- ✓ Select a fresh tree with needles that do not easily fall off when touched or break when gently bent. Add water to the tree stand and make sure to water the tree

daily. If you have an artificial tree, be sure it's labeled, certified or identified by the manufacturer as fire retardant.

- ✓ Locate the tree at least three feet away from heat sources. Make sure not to block exits with the tree or rearranged furniture.
- ✓ Always unplug Christmas tree lights before leaving home or going to sleep.
- ✓ Safely dispose of the tree when it begins dropping needles.



### Holiday Decorations

- ✓ Choose decorations that are flame resistant or flame retardant.
- ✓ Use the right kind of lights. Some lights are only for indoor or outdoor use, but not both.
- ✓ Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- ✓ Plug all outdoor decorations into circuits with a ground fault circuit interrupter to avoid potential shock.

## Hazard Mitigation Plan Community Survey

The Palos Verdes Peninsula cities are developing a local Multi-Jurisdictional Hazard Mitigation 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://www.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.

A graphic with a background image of a tree-lined road. The text "HELP SHAPE OUR COMMUNITY'S RESILIENCE PLAN" is prominently displayed in large white letters. Below this, it says "PALOS VERDES PENINSULA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN". Further down, it provides the website "https://www.pvpready.gov" and a QR code. At the bottom, there are logos for the Palos Verdes Peninsula cities (Palos Verdes, Rancho Palos Verdes, and Miramar) and a call to action "TAKE OUR SURVEY" with an arrow pointing to the QR code. The deadline "RESPOND BY JANUARY 15, 2026" is written in red at the bottom right.

**HELP SHAPE OUR  
COMMUNITY'S  
RESILIENCE PLAN**

**PALOS VERDES PENINSULA  
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

To learn more about the planning process:  
<https://www.pvpready.gov>

**TAKE OUR  
SURVEY**

**RESPOND BY JANUARY 15, 2026**



Results from the survey will help us better coordinate future mitigation activities to create more resilient communities!

Take the survey by **January 15, 2026**.

Link: [www.surveymonkey.com/r/PVP\\_HMP](https://www.surveymonkey.com/r/PVP_HMP)

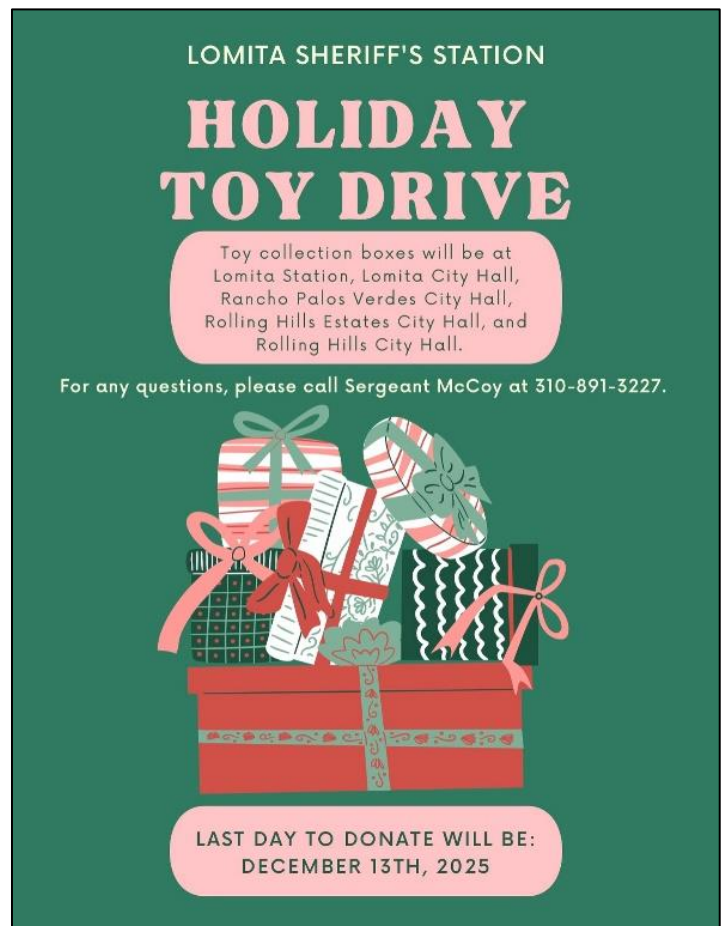
Visit [PVPready.gov](https://PVPready.gov) to learn more.



## LASD-Lomita Station: Annual Toy Drive

'Tis the season of giving, and the Lomita Sheriff's Station annual holiday toy drive is in full swing! Dive into the festive spirit and spread the holiday cheer by making a difference in the lives of children in need. Every donated unwrapped toy is like a sprinkle of magic, destined for the Harbor Hills Housing Project in Lomita and at LASD Headquarters for the Spark of Love Toy Drive with ABC 7 News.

Convenient drop-off boxes await your generous donations at Rancho Palos Verdes City Hall reception, the Point Vicente Interpretive Center, the Lomita Station lobby, and Lomita City Hall.



**The deadline to drop off unwrapped toys is December 13.** Thank you, RPV, for making this holiday season shine a little brighter for children in need.

If you have questions, please call Sgt. Tina McCoy at 310-891-3227.

## **Mark Your Calendar — Santa is Driving Through RPV!**

Santa Claus is coming to town! He will be guiding his sleigh through the streets of Lomita, Rancho Palos Verdes, and Rolling Hills Estates (weather permitting) between Friday, December 5 and Friday, December 19, 2025.

This special visit is sponsored and coordinated through the efforts of the Lomita Sheriff's Station and Green Hills Memorial Park. Children of all ages are encouraged to come out, chat with Santa, and receive a candy cane. A Sheriff's volunteer vehicle will precede Santa's sleigh announcing his arrival. Please look for "Santa Stops Here" signs along the route. Please do not move the signs from the locations where they are situated along the road. There will be no rain makeup dates this year.



### **RPV Santa Stops**

**Thursday, December 11** – 5:20-9:00 p.m. - Toscanini, Mt. Streets, Caddington

**Saturday, December 13** – 5:30-9:00 p.m. - Dianora, Floweridge, Sea Raven, Admirable, Stalwart, Dauntless

**Monday, December 15** – 5:15-9:00 p.m. - Tarrasa, Montereina, Velez

**Tuesday, December 16** – 5:20-9:00 p.m. - Jaybrook, MacArthur, Noble View, Crestwood, Enrose, General, Bernice

For a complete list of Santa Stops, check the [Lomita Sheriff's Station Facebook post](#).



## 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 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](https://ow.ly/Etum50SBFG4)



The graphic is a promotional poster for the Public Safety Reimbursement Program. It features a green and blue color scheme. In the top left corner is the RPV logo. The main title 'PUBLIC SAFETY REIMBURSEMENT PROGRAM' is in large, bold, white letters on a green background. To the right of the title are images of various security cameras. Below the title, a blue box contains the text 'Eligible for up to \$2,500 NEW for a neighborhood/HOA or \$100 for an individual'. At the bottom left is a contact icon and the text 'CONTACT US PublicSafety@rpvca.gov'. At the bottom right is the website 'Find out more: rpvca.gov'. The right side of the graphic is a vertical strip showing a hand installing a camera.

**PUBLIC SAFETY REIMBURSEMENT PROGRAM**

Eligible for up to \$2,500 **NEW** for a neighborhood/HOA or \$100 for an individual

CONTACT US  
[PublicSafety@rpvca.gov](mailto:PublicSafety@rpvca.gov)

Find out more: [rpvca.gov](https://rpvca.gov)

## FINANCE DEPARTMENT

### Finance Advisory Committee Meeting

The next regular meeting of the Finance Advisory Committee (FAC) is scheduled for December 18<sup>th</sup> at 7:00 p.m. The agenda topics will include:

- Discuss Biannual Report.
- Receive the FY 2025-26 Year-End Unaudited Financial Report.
- Discuss and update the Fiscal Year 2025-26 FAC Workplan.



The meeting agenda packet will be available on the City's website at least 72 hours before the meeting. 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](mailto:rcarbajal@rpvca.gov).

The Regular Meeting of the Finance Advisory Committee for December 18, 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](https://rpvca.gov/participate).

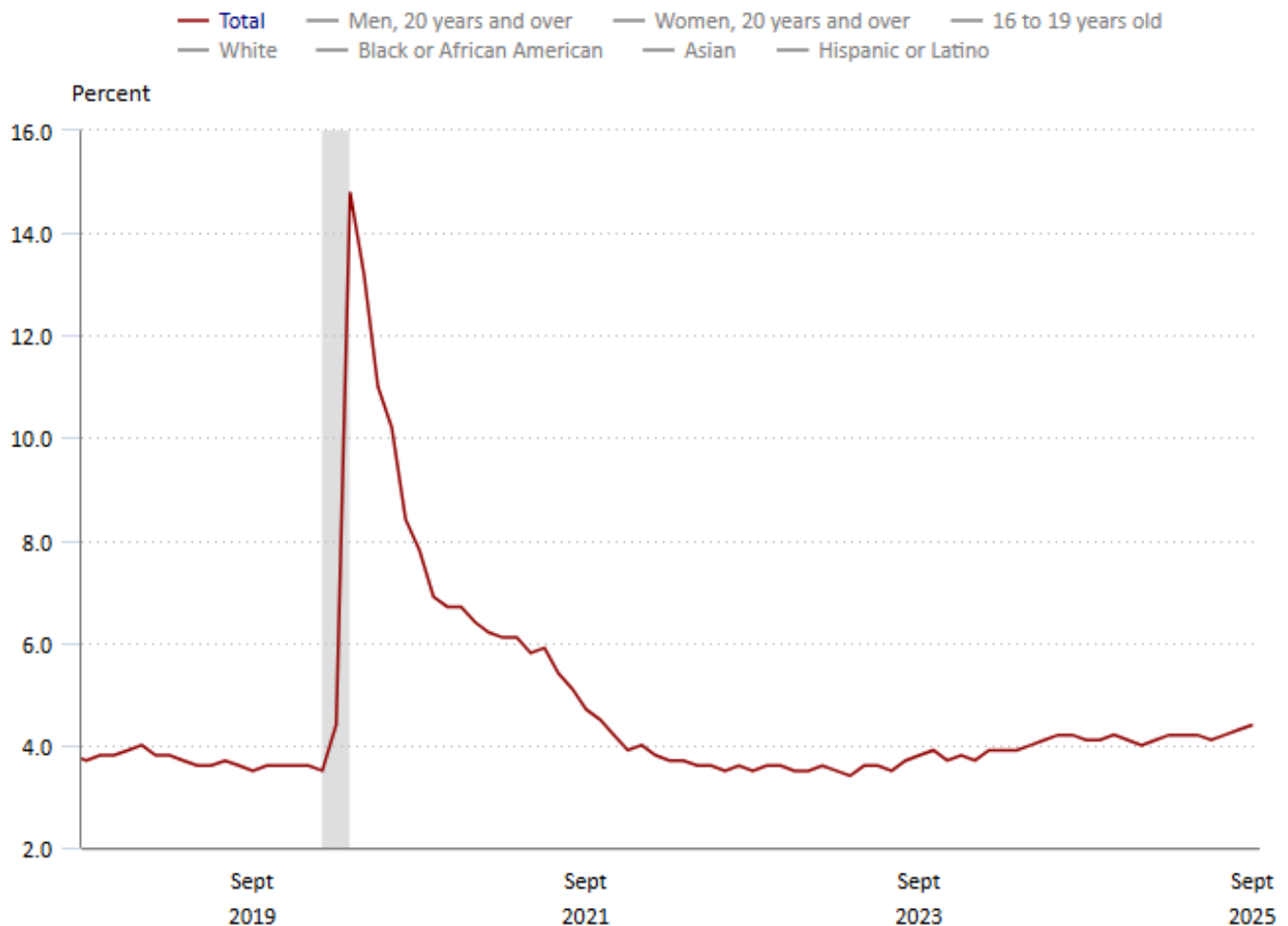
### The Employment Situation – September 2025

On November 20<sup>th</sup>, the U.S. Bureau of Labor Statistics reported that total nonfarm payroll employment had a significant increase of 119,000 new jobs in the month of September. The most noticeable employment gains were seen in health care, food services, and social assistance. Meanwhile, transportation, warehousing and federal government jobs all reported losses. For the month of September, health care added 43,000 jobs, mostly in ambulatory health care (+23,000) and hospitals (+16,000).

However, at 4.4 percent, the unemployment rate was higher year over year. The number of reported unemployed people for September 2025 was 7.6 million compared to September 2024 at 6.9 million, or 4.1 percent.

### Chart 1. U.S. civilian unemployment rate (seasonally adjusted)

#### Civilian unemployment rate, seasonally adjusted



Source: U.S. Bureau of Labor Statistics

### Peninsula Seniors November Newsletter – FAC Chair Feature

The November 2025 Peninsula Seniors newsletter, Connections, features an interview with the Finance Advisory Committee Chair, John MacAllister. In the interview, Chair MacAllister discusses his new role on the Peninsula Seniors Board of Directors. The full newsletter can be found here: [Peninsula Seniors Connections November 2025](#).

## **“I’m All in for Peninsula Seniors,” says New Member-Director John MacAllister**



*John MacAllister*

**Oregon born, Indio reared,** and a resident of RPV since 1972, John MacAllister and his wife, Carol, cherish their

vibrant family of three children and nine grandchildren. His enthusiasm shone through as he discussed with your editor his new Peninsula Seniors’ membership and role on the Board of Directors, reflecting his commitment to community engagement.

**Q: John, how did you become acquainted with Peninsula Seniors?**

**A:** I’m friends with Peninsula Seniors’ longtime member Art McAllister, and I serve on RPV’s Finance Advisory Committee

with Becky Clark, president of Peninsula Seniors’ Board of Directors. Both speak highly of the organization. After talking with Executive Director Margie Beierschmitt about a director’s position on the board, I knew this is an organization worthy of my volunteer time and energy.

**Q: What motivated you to join at the platinum level as a first-time member in June this year?**

**A:** Well, when I commit to something, I go all in. I’m fully devoted to making a meaningful impact within the organization.

**Q: As a new member of the Board of Directors, do you have specific responsibilities?**

**A:** Not yet. I’m focused now on seeing the big picture. With a background in finance, banking,

real estate, and strategic planning, I know how not-for-profits can succeed, and I’ll soon concentrate on strengthening the organization for every possible success.

**Q: How do you envision Peninsula Seniors’ growth?**

**A:** I’ll focus on fund development and attracting younger seniors through targeted campaigns, which will allow us to broaden program and event offerings significantly.

**Q: If someone asks why they should join Peninsula Seniors, what would you tell them?**

**A:** Socialization, to combat aging challenges; to pay it forward, to make Peninsula Seniors even better for future members; and community impact, because it’s beneficial for the Peninsula and South Bay.

*Source: Peninsula Seniors Connections November 2025*

## 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 introduced an emergency winterization program 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 **715 gallons per minute** or approximately **1.0 million gallons per day**.
- Since the start of the DDW program, approximately **400 million gallons** or **1,227 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:
  - All DDWs are currently online and extracting water.



**DDW Current Water Extraction Rates as of December 1, 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	100 (re-drilled 3/21/25 and 9/25/25)	155	51
2	9/17/2024	90 (re-drilled 5/29/25)	164	53
3	9/21/2024	70 (re-drilled 3/24/25)	150	49
4	9/21/2024	N/A, Decommissioned 3/27/25	111	36
4A	3/29/2025	50		
5	9/25/2024	95 (re-drilled 3/26/25 and 9/18/2025)	144	47
6	9/28/2024	60 (re-drilled 12/29/24 and 5/23/25)	132	43
7	10/15/2024	N/A, Decommissioned 6/3/25	15	5
8	10/17/2024	95 (re-drilled 8/14/25)	104	34
9	10/25/2024	N/A, Decommissioned 11/07/24	78	25
9A	11/16/2024	45 (re-drilled 12/29/24, 5/10/25, 8/22/25)		
10	10/24/2024	110 (re-drilled 5/11/25)	172	56
11	12/3/2024	N/A, Decommissioned 3/14/25	2	1
<b>Totals</b>		<b>715</b>	<b>1,227</b>	<b>400</b>

**Status of Winterization:**

Construction work continues this week on winterization measures. The work is anticipated to be complete by mid-December.

**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. The project includes:

- Left-Turn Arrow for both northbound and southbound Hawthorne Boulevard left turns.
- Traffic signal hardware and equipment updates including a 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.

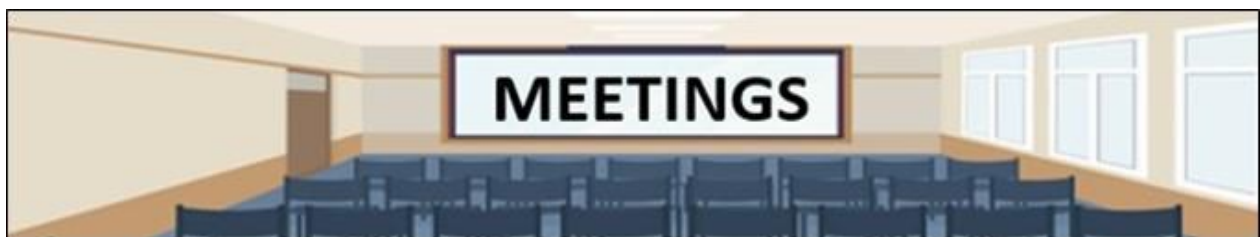
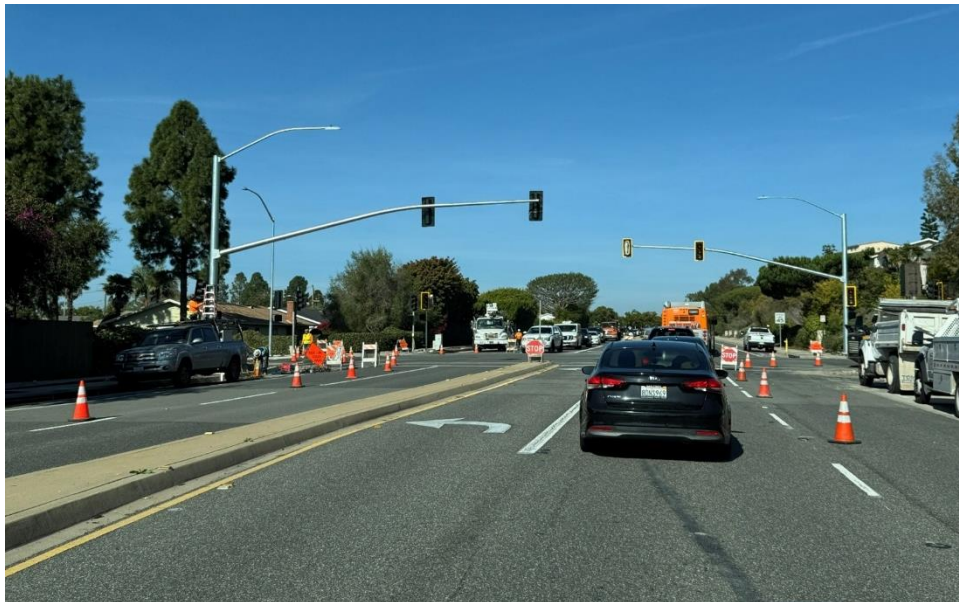
Following contract award, the construction contractor ordered and acquired the long

lead items like the steel poles, signal heads, and the controllers. The fabrication and acquisition of those items is now nearly complete.

On Monday, October 6, 2025 construction activities began at the intersection.

On Wednesday, November 26, 2025, the installation of the new traffic poles began and was completed Monday, December 1, including the removal of the old signal poles. Currently the new north-south protected left turn signal arrows are not functional but will be activated in a few weeks upon installation of the new traffic signal controller.

To minimize traffic disruptions, work hours are generally Monday – Friday from 9am to 4pm. Construction is anticipated to be complete by the end of the year.



### **Infrastructure Advisory Management Committee (IMAC)**

An IMAC meeting is scheduled for December 15 at 6:00 p.m. in the Community Room located at the Ken Dyda Civic Center. The public is welcome and encouraged to attend and provide input. The agenda will be available on the City's website at

[rpvca.gov/agendas](http://rpvca.gov/agendas) by December 12 at 4:30 p.m.

## Traffic Safety Committee (TSC)

A TSC special meeting is scheduled for December 3 at 6:00 p.m. in the Community Room located at the Ken Dyda Civic Center. The public is welcome and encouraged to attend and provide input. The agenda includes the Twice Yearly Update and Workplan and discussion of the existing Traffic Request Framework and is available on the City's website at [rpvca.gov/agendas](http://rpvca.gov/agendas).



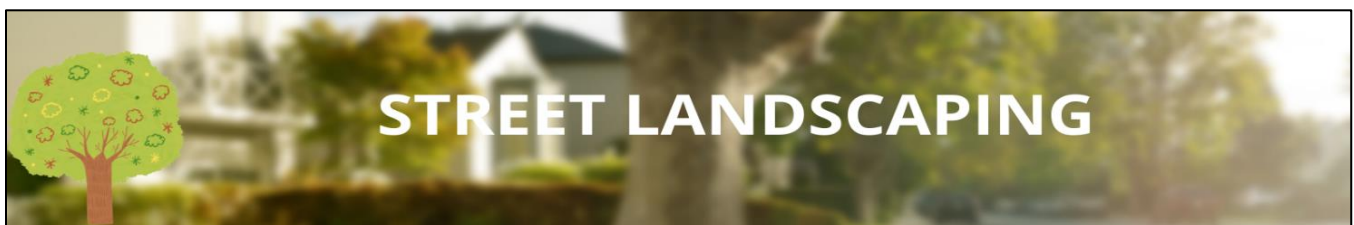
- This week, the following resident service requests were submitted to the City and addressed by staff and/or contractors:
- - **151** service requests were reported.
  - **166** service requests were completed and closed out.



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 "MY RPV" app via Apple Store or on Google Play.



- In addition to routine weekly landscape maintenance at all City parks, the following were completed:
  - Completed fence repairs to the small dog enclosure at Eastview Park.
  - Installed dedication plaque at Point Vicente Interpretive Center in honor of The American Cetacean Society Los Angeles Chapter.



## STREET LANDSCAPING

- This week, ROW 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:
  - Montemalaga Drive center medians and right of way
  - Western Avenue center medians and right of way
  - Palos Verdes Drive South from Barkentine Road to Point Vicente Interpretive Center medians and right of way
- Use the following link to watch our virtual landscape maintenance:  
<https://www.relive.com/view/vE6JAXrKXgO>







- In addition to routine tree trimming throughout the City, the Public Works Department regularly 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:
  - Purple Ridge Drive - 1 Tree
  - Geronimo Drive - 2 Trees
  - Flambeau Road - 1 Tree
  - Tarragon Road - 14 Trees
  - Elmbank Road- 1 Tree
  - Ironwood Street - 1 Tree
  - Basswood Avenue - 1 Tree
  - Indian Peak Road - 1 Tree
  - Shorewood Road - 1 Tree



- The Public Works Department performed the following infrastructure repairs and replacements in the public right-of-way:
  - Repaired damaged street signs at the following locations:
    - Silver Spur Road and Whitefox Drive
    - Hawthorne Boulevard and Vallon Drive
  - Refreshed 300 feet of red curbs along Crest Road and Hawthorne Boulevard
  - Filled potholes at the following locations:
    - Western Avenue
    - Silver Spur Road
    - Via Colinita
    - Montemalage Drive
    - Crest Road



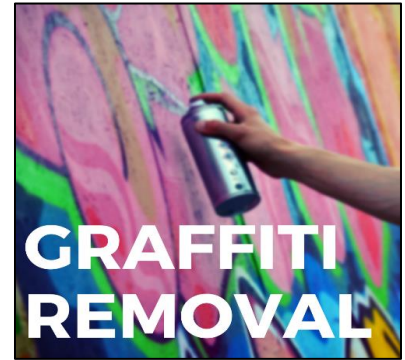
▪ Summerland Street



- Traffic signals and street lights were recently serviced at the following locations:
  - Shorewood Road
  - Grayslake Road
  - Hawthorne Boulevard at Eddinghill Drive/Seamount Drive
  - Verde Ridge Road

## Graffiti Removal

- **24** graffiti incidents were reported and removed this week.
- Residents can help keep RPV looking great by reporting graffiti issues through the **MYRPV** app. Simply open the app, select **Start Request**, and submit the location and photos so our team can respond promptly
- 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](mailto:publicworks@rpvca.gov).



No emergency was reported during this time. For questions or to report a city related emergency issue, don't hesitate to get in touch with the City of Rancho Palos Verdes Public Works Department at (310) 544-5252 or by email at [publicworks@rpvca.gov](mailto:publicworks@rpvca.gov)

## COMMUNITY DEVELOPMENT DEPARTMENT

### **No Construction on Thursday, December 25 (Christmas Day) and Thursday, January 1 (New Year's Day)**

Pursuant to Section 17.56.020(B) of the Rancho Palos Verdes Municipal Code, it is unlawful to carry on construction, grading, or landscaping activities, or to operate heavy equipment except between the hours of 7:00 A.M. and 6:00 P.M. Monday through Friday, and between the hours of 9:00 A.M. and 5:00 P.M. on Saturday. No such activity shall be permitted on Sundays, or the legal holidays (within the city's permitted construction hours), unless a Special Construction Permit is approved by the Community Development Director. December 25 and January 1 are considered legal holidays for this application. Click [here](#) to download the Special Construction Permit application. For additional information, please contact the Community Development Department at (310) 544-5228 or [planning@rpvca.gov](mailto:planning@rpvca.gov).



### **Building and Safety Holiday Inspection Schedule Reminder**

During the holiday closure of City Hall (December 24-January 2), the City's Building and Safety Division will be available to conduct inspections on December 29 and 30. As a reminder, please visit the City's website to submit an online inspection request: <https://www.rpvca.gov/299/Inspection-Request-Forms> or request an inspection via telephone at (310) 544-5279.



### **Planning Division Monthly Activity Report**

The Planning Division's Monthly Activity Report for November 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 41 new applications and rendered decisions on 42 applications for November 2025.

### **Building and Safety Division Monthly Activity**

The Building and Safety Division's Monthly Activity Report for November 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 118 permits and performed 557 inspections.

### **View Restoration Division Monthly Activity**

The View Restoration Division's Monthly Activity Report for November 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 15 new cases.

### **Code Enforcement Division Monthly Activity**

The Code Enforcement Division's Monthly Activity Report for November 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 18 field inspections and brought 3 cases to closure.

### **Planning Commission Meeting Agenda**

See attached draft Planning Commission meeting agenda scheduled for Tuesday, December 9, 2025 and a copy of the Follow-up Planning Commission agenda for the meeting on November 25, 2025.

#### **Attachments:**

Planning Activity Summary for November 2025 – Page 49

Building Activity Summary for November 2025 – Page 50

Building Activity Monthly Report for November 2025 – Page 52

[View Restoration Activity Summary for November 2025 – Page 53](#)

[Code Enforcement Activity Summary for November 2025 – Page 54](#)

[Draft Planning Commission meeting agenda for December 9, 2025 – Page 55](#)

[Follow-up Planning Commission meeting agenda for November 25, 2025 – Page 60](#)



## RECREATION AND PARKS DEPARTMENT



### Breakfast With Santa Shifts to New Location

Santa and his elves still live at the North Pole, but the annual Breakfast with Santa event is shifting from its traditional Hesse Park locale to the Ken Dyda Civic Center on December 13. This very special event features two seatings at 8:30 and 11:30 a.m. Visitors will enjoy a hot breakfast with coffee and cocoa, snow for sledding, inflatables, caroling, crafts and, of course, a chance to meet Santa after he arrives via fire truck. Children can share their gift lists and take plenty of photos with the jolly bearded man in red. Limited spots are still available. Go to [rpvca.gov/parks](https://rpvca.gov/parks) to register. The cost is \$20 per person with children ages two and under free.

**2025**

# Breakfast with Santa

**Saturday, December 13**  
1st Seating: 8:30 am–10:30 am  
2nd Seating: 11:30 am–1:30 pm

**New\* Ken Dyda Civic Center**  
**30940 Hawthorne Blvd**

Join us for a hot breakfast with coffee and cocoa, music performances, caroling, crafts, and a visit from Santa!

**Fee: \$20 per person**  
**Children 2 and under are free**

**Register:**  
[rpvca.gov/parks](https://rpvca.gov/parks)  
**This event will fill up!**

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](mailto:adarequests@rpvca.gov), at least 48 hours in advance to request an auxiliary aid or accommodation.

## Los Angeles Chapter of The American Cetacean Society (Plaque Commemoration)

A Commemorative plaque ceremony was held at the Point Vicente Interpretive Center on Monday, December 1, 2025. The plaque recognizes the service and dedication of the Los Angeles Chapter of The American Cetacean Society (ACS) since 1985 at PVIC. The ACS – LA is a citizen science based volunteer group that conducts the Annual Gray Whale Census from December through May on the back patio at Point Vicente Interpretive Center. The ACS mission is to protect cetaceans and their habitats through education, research grants, and conservation actions. ACS volunteers provide a wealth of knowledge to adults and children, helping the community and visitors understand the importance of marine life and our oceans.





## 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](mailto:reach@rpvca.gov).

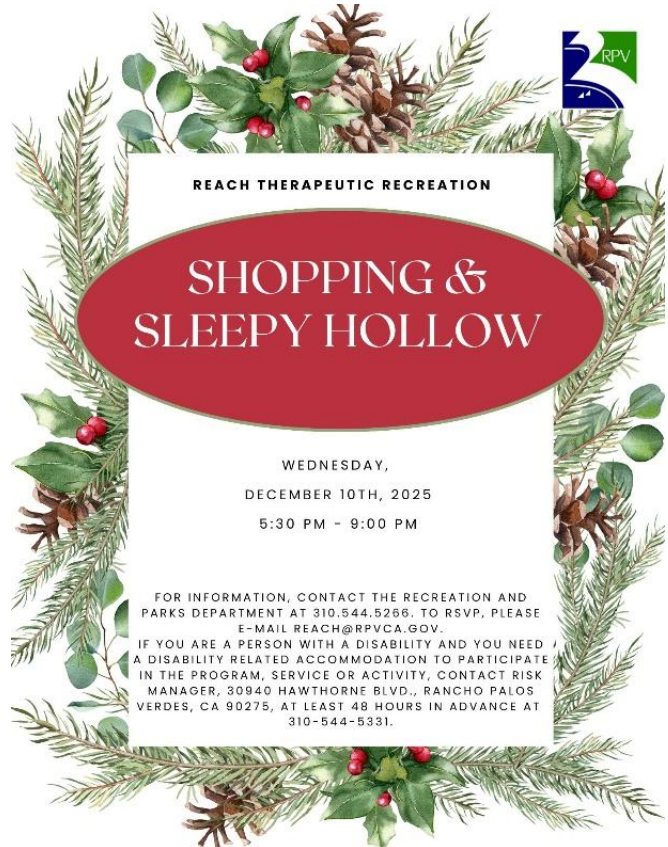
### REACH Explores Crafted

Not many of us knew of the hidden gem in downtown San Pedro known as Crafted. REACH had the pleasure of taking a visit down to the local weekend marketplace. With our heads turning left and right, there was almost too much to see. Many local vendors present their unique and vibrant handcrafted goods. We will definitely have to go back to explore the rest of it because you know it

was too big for us to see it all in one day. What a wonderful place to visit if you're looking for something unique!



Upcoming REACH events include visiting the lovely Descanso Gardens for their "Enchanted Forest of Light" show on December 6th. Coming up after that we will be going to do some much-needed Christmas shopping at Del Amo with a fun ride through Candy Cane Lanes on December 10th.



## 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: 930
- RYAN PARK - walking paths, playground, basketball court, and grass area  
Estimated total park attendance: 310
- EASTVIEW PARK - walking paths, playground, dog park, and grass area  
Estimated total park attendance: 558



- 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: 454

Total Weekend Attendance: 4,952



### **Palos Verdes Nature Preserve Holiday Hours**

The Holidays are around the corner, and trails remain open daily from one hour before sunrise to one hour after sunset unless prompted due to adverse weather conditions including significant rainfall of more than 0.25 inches or maintenance or emergency activity. Several temporary trail closures may remain in effect.

The parking lot at Abalone Cove Park will close on December 24, 25, and January 1. However, the park remains open.

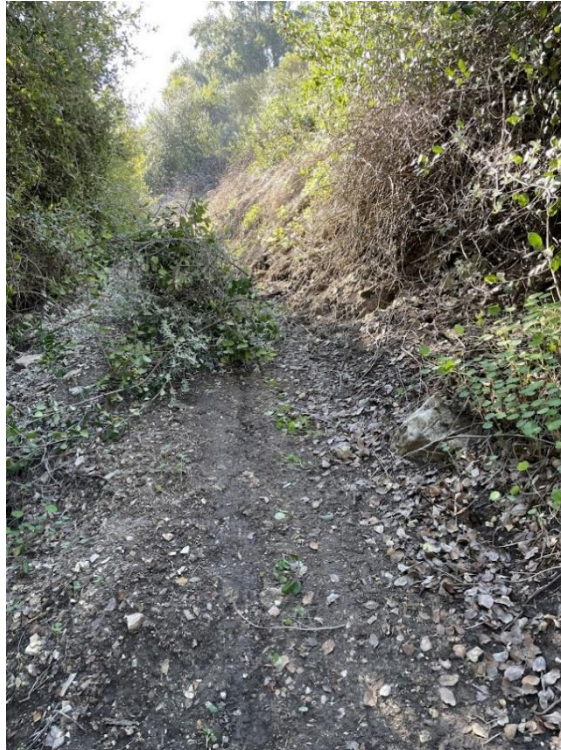
**For information on trail conditions and/or trail closures, visit [rpvca.gov/trailalerts](http://rpvca.gov/trailalerts). Or please call our Park Rangers for Preserve-related information or to report an issue at the Preserve Information and Reporting Line: 310-491-5775.**

### **Preserve and Beach Weekend November 29-30**

Public Contacts: 138  
Violations observed: 2

## Filiorum Reserve

On Friday, Park Rangers trimmed back overgrown vegetation on several sections of Kelvin Canyon Trail to improve visitor experience.



On Monday, Staff installed a new carsonite at Zote's Cutacross Trail and rock delineation where it crosses Altamira Canyon to assist with wayfinding.





On Tuesday, Staff found an existing “Area Closed” sign had been pulled out from the ground. The sign helps to remind visitors to stay on trail and refrain from using unauthorized trails—or spur trails which can cause compaction, preventing native vegetation from growing in these areas. The sign was resecured.



On Tuesday, Staff trimmed back overgrown acacia that began blocking visibility of an existing carsonite to assist visitors with wayfinding. The acacia was trimmed back.





On Tuesday, Staff trimmed back overgrown lemonade berry to maintain vertical clearance on Zote's Cutacross Trail.



## Portuguese Bend Reserve

On Thursday, Park Rangers moved several medium boulders and rock delineation at the trailhead.









## **San Ramon Reserve**

On Wednesday, Staff performed litter abatement within the habitat in San Ramon.



# 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					

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



# February 2026

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



# TENTATIVE AGENDAS

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

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
<b>December 16, 2025</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION		
<b>REGULAR MEETING - 7:00 PM</b>			<b>3:00</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider assignments for outside agencies and committee liaisons	
ADMIN	CONSENT CALENDAR	Claim against the City (Guzman)	
ADMIN	CONSENT CALENDAR	Receive status report on border issues	
ADMIN	CONSENT CALENDAR	Consider award of contract to Verkada for security cameras at city facilities	
ADMIN	CONSENT CALENDAR	Consider adjusting minimum wage rate due to State mandatory minimum wage increase for 2026	
ADMIN	CONSENT CALENDAR	Consider Amendment No. 7 to City Manager's contract	
FINANCE	CONSENT CALENDAR	Warrant Register	
CDD	CONSENT CALENDAR	Consider PSA for Consultant to prepare Conservation/Open Space Element of the General Plan	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
PUBLIC WORKS	CONSENT CALENDAR	Ratify term extensions on Public Works contracts	
PUBLIC WORKS	CONSENT CALENDAR	Consider updating AB Cove Sewer Engineer's Report for red-tagged homes	
REC&PARKS	CONSENT CALENDAR	Authorize the purchase of two vehicles for the City's fleet	
REC&PARKS	CONSENT CALENDAR	Consideration to file a Notice of Completion of the Construction Contract for Wildlife Corridor Encroachment Removal (CIP 8427)	
REC&PARKS	CONSENT CALENDAR	Consider commemorative City pin design for 100th anniversary of Pt. Vicente Lighthouse	
ADMIN	REGULAR BUSINESS	Consider Update to the City's Emergency Operations Plan	0:15
FINANCE	REGULAR BUSINESS	Consider FY 24/25 Preliminary Year End Financial Report	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
<b>January 20, 2026</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION		
<b>REGULAR MEETING - 7:00 PM</b>			<b>3:00</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
ADMIN	CONSENT CALENDAR	Consider Approval of the 2026 Legislative Platform	
ADMIN	CONSENT CALENDAR	Consider installation of an Emergency AM Radio Station	
ADMIN	CONSENT CALENDAR	Consider Twice-Yearly Committees and Commission Updates	
FINANCE	CONSENT CALENDAR	Warrant Register	
FINANCE	CONSENT CALENDAR	Consider FY 24/25 Annual Comprehensive Financial Report	
FINANCE	CONSENT CALENDAR	Consider FY 26/27 Budget Calendar	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
REC&PARKS	CONSENT CALENDAR	Consider Amendment No. 2 to the City/PVPLC Management Agreement	
REC&PARKS	CONSENT CALENDAR	Gifts for Parks	
REC&PARKS	CONSENT CALENDAR	Award PSA for design services for Ryan Park playground improvements	
REC&PARKS	REGULAR BUSINESS	2024 PVPLC Annual and 3-Year Comprehensive Report	0:15

# TENTATIVE AGENDAS

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

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
ADMIN	REGULAR BUSINESS	Consider an update on the RPV Community Foundation	0:15
ADMIN	REGULAR BUSINESS	Consider report on forming a Peninsula-wide Landslide Insurance Pool Authority	0:15
PUBLIC WORKS	REGULAR BUSINESS	Continue discussion on EV charging stations fee structure	0:30
PUBLIC WORKS	REGULAR BUSINESS	Receive a report on the City's procurement process	0:15
<b>February 3, 2026</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>REGULAR MEETING - 7:00 PM</b>			<b>3:00</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
ADMIN	REGULAR BUSINESS	Report on water meter fee structure and resizing program (CalWater program)	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
REC&PARKS	REGULAR BUSINESS	Receive a report on Los Verdes Golf Course net project	0:15
<b>February 17, 2026</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>REGULAR MEETING - 7:00 PM</b>			<b>2:30</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
PUBLIC WORKS	REGULAR BUSINESS	Consider Avenida Classica traffic circles	1:00
<b>March 3, 2026</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>REGULAR MEETING - 7:00 PM</b>			<b>1:30</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	
<b>March 17, 2026</b>			
<b>CLOSED SESSION - 6:00 PM</b>			
	CLOSED SESSION	NO ITEMS SCHEDULED AT THIS TIME	
<b>REGULAR MEETING - 7:00 PM</b>			<b>2:30</b>
ADMIN	CONSENT CALENDAR	Minutes	1:00
FINANCE	CONSENT CALENDAR	Warrant Register	
PUBLIC WORKS	CONSENT CALENDAR	Affirm continued landslide emergency contracting	

## TENTATIVE AGENDAS

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

DEPARTMENT	AGENDA SECTION	AGENDA TITLE	ESTIMATED TIME
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
<b>FUTURE AGENDA ITEMS TO BE</b>			<b>0:15</b>
<u>Request Date:</u>	<u>Requested By:</u>	<u>Item:</u>	<u>Scheduled Date:</u>
4/19/2022	Alegria	Stormwater/Drainage Asset Management Update	TBD
7/18/2023	Cruikshank/Seo	Consider report on forming a Peninsula-wide Landslide Insurance Pool Authority	1/20/2026
9/19/2023	Alegria	Receive a report on Los Verdes Golf Course net project	2/3/2026
11/4/2025	Lewis	Receive a report on the City's procurement process	1/20/2025
11/18/2025	Perestam	Report on water meter fee structure and resizing program (CalWater program)	2/3/2025
<b>CITY MANAGER REPORT</b>			<b>0:15</b>

**RPVtv Cox 33 / Frontier 38 Programming Schedule Guide Schedule -11/30/25 - 12/6/25**

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	November 30, 2025	December 1, 2025	December 2, 2025	December 3, 2025	December 4, 2025	December 5, 2025	December 6, 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, December 2, 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



	Sunday November 30, 2025	Monday December 1, 2025	Tuesday December 2, 2025	Wednesday December 3, 2025	Thursday December 4, 2025	Friday December 5, 2025	Saturday December 6, 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, November 18, 2025	The City of Rancho Palos Verdes City Council Meeting, November 18, 2025	The City of Rancho Palos Verdes City Council Meeting, November 18, 2025	The City of Rancho Palos Verdes City Council Meeting, November 18, 2025	The City of Rancho Palos Verdes City Council Meeting, December 2, 2025	The City of Rancho Palos Verdes City Council Meeting, December 2, 2025	The City of Rancho Palos Verdes City Council Meeting, December 2, 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 -10:30AM							
10:30 AM -11:00AM							
11:00 AM -11:30 AM	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025	The City of Rancho Palos Verdes Planning Commission Meeting, November 25, 2025
11:30 AM -12:00PM							
12:00 PM -12:30PM							
12:30 PM - 1:00PM							
1:00 PM - 1:30PM							
1:30 PM - 2:00PM							
2:00 PM - 2:30PM							
2:30 PM - 3:00PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
3:00 PM - 3:30PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
3:30 PM - 4:00PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
4:00 PM - 4:30PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
4:30 PM - 5:00PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
5:00 PM - 5:30PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
5:30 PM - 6:00PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
6:00 PM - 6:30PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
6:30 PM - 7:00PM	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements	Community Announcements
7:00 PM - 7:30PM	Community Announcements	Community Announcements	The City of Rancho Palos Verdes City Council Meeting, December 2, 2025	Community Announcements	Community Announcements	Community Announcements	Community Announcements
7:30 PM - 8:00PM	Community Announcements	Community Announcements		Community Announcements	Community Announcements	Community Announcements	Community Announcements
8:00 PM - 8:30PM	The City of Rancho Palos Verdes City Council Meeting, November 18, 2025	Community Announcements		The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, December 2, 2025	The City of Rolling Hills Estates City Council Meeting	The City of Rancho Palos Verdes City Council Meeting, December 2, 2025
8:30 PM - 9:00PM		Community Announcements					
9:00 PM - 9:30PM		Community Announcements					
9:30 PM - 10:00PM		Community Announcements					
10:00 PM -10:30PM		Community Announcements		Community Announcements		Community Announcements	
10:30 PM -11:00PM		Community Announcements		Community Announcements		Community Announcements	
11:00 PM -11:30PM		Community Announcements		Community Announcements		Community Announcements	
11:30 PM -12:00 AM		Community Announcements		Community Announcements		Community Announcements	
12:00 AM - 1:00 AM		Community Announcements		Community Announcements		Community Announcements	
1:00 AM - 6:00 AM		Community Announcements		Community Announcements		Community Announcements	

## PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2025

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
10/28/2025	10/28/2025	Jake Romoff	<p>Request for access to public records containing the following information for multi-family properties located within the City of Rancho Palos Verdes.</p> <ul style="list-style-type: none"> <li>- Owner name</li> <li>- Owner mailing address</li> <li>- Property address</li> <li>- Contact phone number (if maintained in City records)</li> <li>- Contact email (if maintained in City records)</li> </ul> <p>Specifically, I am requesting this information for all multi-family residential properties (including duplexes, triplexes, and larger apartment buildings) within the City of Rancho Palos Verdes.</p>	<p>10/28/25 AA Zweizig forwarded request to staff.</p> <p>11/6/25 AA Zweizig sent 14-day extension letter.</p> <p>11/18/25 AA Zweizig responded. Awaiting response from Finance Dept. for additional information.</p>
10/29/2025	10/30/2025	Chris Barley	<p>Request for all Public Works work orders pertaining to 30857 and 30851 Casilina Dr, RPV 90275 (Ex. curb painting and any other related work) from May 2016 to current and for all code enforcement reports/calls for 30857 and 30851 Casilina Dr, RPV 90275 from May 2015 to current. Request also include email correspondence related to both properties.</p>	<p>10/30/25 AA Zweizig forwarded request to staff.</p> <p>11/6/25 AA Zweizig responded with first batch of documents and requested clarification regarding email correspondence. 11/7/25 Received clarification from requestor. Email correspondence under review with City Attorney's office.</p>
10/30/2025	10/31/2025	Ariana Bucur	<p>Request for all written, digital, and recorded materials related to the complaint filed against the property address (28068 Santana Drive); including the original complaint submission with any attachments or statements submitted, inspection notes, staff reports, photographs, internal communications, and any subsequent documents or determinations referencing the above address.</p>	<p>10/31/25 AA Zweizig forwarded request to staff.</p> <p>11/6/25 AA Zweizig responded. Complete. 11/6/25 Requestor had follow up questions regarding request.</p> <p>11/14/25 AA Zweizig responded. 11/14/25 Requestor had additional follow up questions regarding request.</p> <p>11/18/25 AA Zweizig responded to clarified request and reopened request. 11/24/25 AA Zweizig responded and provided additional documents.</p>

## PUBLIC RECORDS ACT REQUESTS - TRACKING LOG 2025

DATE OF REQUEST	DATE RECEIVED	REQUESTOR	SUBJECT	ACTION TAKEN
11/25/2025	11/25/2025	Andrew McGinnis	<p>Request for the following regarding the property 3536 Coolheights Dr :</p> <ol style="list-style-type: none"> <li>1. Building &amp; Safety Records - All building permits (issued, expired, withdrawn, or finalized); Permit cards, inspection logs, correction notices, and final inspection records; Any outstanding permits or permits currently in process; Records of unpermitted work or notices regarding lack of permits</li> <li>2. Code Enforcement Records - All code enforcement complaints, case files, violation notices, courtesy notices, administrative citations, warning letters, and related correspondence; Documentation indicating which cases were resolved/closed and which, if any, remain open; Records of reinspections, compliance agreements, or enforcement actions</li> <li>3. Planning/Zoning Records - Variances, conditional use permits, site plan approvals, zoning violations, or other planning-related actions; Any notices of required corrections related to zoning compliance</li> <li>4. Public Works / Engineering Records (if applicable) - Grading permits, drainage reports, and any slope-stability related documentation; Any geotechnical or geological reports submitted to or reviewed by the City; Notices of noncompliance or required corrective work</li> <li>5. Other City-Held Property Files - Any complaints, citations, or notices from Fire, NPDES, housing, or other City departments related to the property; Any correspondence between the City and prior owners related to violations, compliance, enforcement, or required repairs</li> </ol>	11/25/25 AA Zweizig forwarded request to staff.
12/1/2025	12/1/2025	Gary Terzyan	Request for records related to the property 5752 Wildbriar Drive	12/1/25 AA Zweizig forwarded request to staff. 12/1/25 AA Zweizig responded with documents related to B&S Division.





# City of Rancho Palos Verdes

## Monthly Planning Activity Summary

For the Date Range 11/1/2025 and 11/30/2025

New Cases Received	Staff Approvals	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials
41	42	0	0	0	0	0	0

New ZON* Applications by Type	
Application Type	No.
SITE PLAN REVIEW	31
SIGN PERMIT	4
GRADING PERMIT	4
HEIGHT VARIATION	1
REVISION	1
Number of New ZON Cases:	41

Case Summary
Staff Decisions Number of Cases: 42 Average Processing Time: 0 days
Director Decisions Number of Cases: 0 Average Processing Time: NaN 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: 42

\* ZON = Zoning



# City of Rancho Palos Verdes

## Monthly Building & Safety Activity Summary

For the Date Range 11/1/2025 and 11/30/2025

New Cases Received	Permits Issued	Permit Fees (\$)	Plan Check Fees (\$)	Other Fees* (\$)	Total Valuation	New Plan Checks	New SFRs	Total Inspections	Average Daily Inspections
174	118	100,399	27,947	0	1,115,219	31	0	557	27

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	4	200 AMPS OR LESS PANEL UPGRADE	8	CHANGE OUT	3	BUILDING SEWER - NEW OR REPAIR	1	No. of Permits Issued: 43	
DEMOLITION	2	BATTERY BACK UP/ BATTERY STORAGE	1	CHANGE OUT WITH OUTDOOR UNIT : REQUIRES PLANNING APPROVAL	3	PRIVATE SEWAGE SYSTEM - SEPTIC ABANDONMENT OR REPAIR	1	Plan Checked Permits	
ELECTRICAL PANEL UPGRADE	8	ELECTRIC VEHICLE CHARGER	2	NEW WITH OUTDOOR UNIT : REQUIRES PLANNING APPROVAL	5	REPIPE OR REPAIR	9	No. of Permits Issued: 75	
ELECTRICAL PERMIT	11	MISCELLANEOUS ELECTRICAL	4	New MEC Cases:	11	TANKLESS WATER HEATER /OUTSIDE : REQUIRES PLANNING APPROVAL	1	Median Processing Time: 4 days	
GEOLOGY/SOILS REPORT	10	REWIRE	2			New PLM Cases:	12		
MECHANICAL PERMIT	11	SIGNS AND MARQUEES	2						
PLUMBING PERMIT	11	New ELE Cases:	19						
REROOF	14								
RESIDENTIAL - ADDITION	2								
RESIDENTIAL - ADU	1								
RESIDENTIAL - DECK - PATIO - GAZEBO	3								
RESIDENTIAL - FOUNDATION SEISMIC RETROFIT	2								
RESIDENTIAL - REMODEL	22								
RESIDENTIAL - REMODEL AND ADDITION	4								
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	22
SWIMMING POOLS/SPA	2
WATER HEATER	1
New BLD Cases:	132

\* 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 - November 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	181	\$ 148,086.00	\$ 172,845.00	\$ 1,346,740.00	42	\$ 24,759.00	0	684	34	October	Oct-25	\$134.67
November	118	\$ 100,399.00	\$ 128,346.00	\$ 1,115,219.00	31	\$ 27,947.00	0	557	27	November	Nov-25	\$111.52
December			\$ -							December	Dec-25	\$0.00
January 2026			\$ -							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	924	\$ 688,344.00	\$ 824,899.00	\$ 6,754,003.00	160	\$ 136,555.00	5	3281	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	-62%	-63%	-64%	-62%	-53%	-69%	25%	-61%	0%	% Change YTD		





# City of Rancho Palos Verdes

## Monthly View Activity Summary

For the Date Range 11/1/2025 and 11/30/2025

New Cases Received	Director Approvals	Director Denials	Planning Commission Approvals	Planning Commission Denials	City Council Approvals	City Council Denials	Appeals Heard
15	0	0	0	0	0	0	0

New View Cases (MTD)	
Application Type	Number
VIEW RESTORATION	3
VIEW PRESERVATION	1
VIEW ENFORCEMENT	3
CITY TREE REVIEW PERMIT	1
FOLIAGE ANALYSES	7
Number of New Cases:	15

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:	0

New View Cases (YTD)	
Application Type	Number
VIEW RESTORATION	16
VIEW PRESERVATION	6
VIEW ENFORCEMENT	14
CITY TREE REVIEW PERMIT	12
FOLIAGE ANALYSES	82
Number of New Cases:	130

Pre-Application Meetings (YTD)	
Application Type	Number
VIEW RESTORATION	
Number of Pre-Application Meetings:	15

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



# City of Rancho Palos Verdes

## Monthly Code Activity Summary

For the Date Range 11/1/2025 and 11/30/2025

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	18	4	2	1	0	0	0	3	3

New Complaints by Violation Category	
CONSTRUCTION WITHOUT A PERMIT	18
INADEQUATELY MAINTAINED LANDSCAPING	1
ONSTRUCTION ON EXTREME SLOPE	1
Total:	22

SWIMMING POOL MAINT 1  
GRADING OR RETAINING WALL WITHOUT A 1

Closed Case Summary
ABANDONED/INOPERABLE VEHICLES Violations Number of Cases Closed: 1 Median Processing Time: 0 days
DEBRIS ON PROPERTY Violations Number of Cases Closed: 1 Median Processing Time: 0 days
INADEQUATELY MAINTAINED LANDSCAPING Violations Number of Cases Closed: 1 Median Processing Time: 0 days

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



**DRAFT AGENDA  
RANCHO PALOS VERDES PLANNING COMMISSION  
TUESDAY, DECEMBER 9, 2025  
FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD  
REGULAR MEETING  
7:00 P.M.**

**\*HYBRID PLANNING COMMISSION MEETING**

The Regular Meeting of December 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 Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and/or via teleconference for staff/consultants/participants using the Zoom platform and broadcast live on the City's website at [rpvca.gov/agendas](http://rpvca.gov/agendas) and on PVPTv channels Cox 35 and Frontier FiberOptic 39. Public participation will be in person and using the virtual platform.

NEXT P.C. RESOLUTION 2025-10

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**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**COMMUNICATION:**

City Council Items:

Staff:

Commission:

**COMMENTS FROM THE AUDIENCE (regarding non-agenda items):**

**CONSENT CALENDAR:**

1. APPROVAL OF NOVEMBER 25, 2025 P.C. MINUTES (LG)

## **CONTINUED PUBLIC HEARINGS:**

NONE

## **NEW PUBLIC HEARINGS:**

### **2. HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW: (CASE NO. PLHV2025-0004) - 3807 Pirate Drive. (JK)**

Request: Construct a 765 ft<sup>2</sup> second-story addition to an existing 2,904 ft<sup>2</sup> two-story residence for a new total structure size of 3,669 ft<sup>2</sup> (garage included) along with ancillary improvements including four new balconies totaling 264 ft<sup>2</sup> in area and a 393 ft<sup>2</sup> rear yard patio.

Recommendation: Adopt P.C Resolution No. 2025-\_\_\_; approving with conditions, a Height Variation Permit and Site Plan Review to construct a 765 ft<sup>2</sup> second-story addition to an existing 2,904 ft<sup>2</sup> two-story residence for a new total structure size of 3,669 ft<sup>2</sup> (garage included) along with ancillary site improvements at 3807 Pirate Drive (Case PLHV2025-0004).

Action Deadline: December 29, 2025

CEQA: Categorically Exempt § 15301(e) Existing Facilities

## **CONTINUED BUSINESS:**

NONE

## **NEW BUSINESS:**

### **3. APPOINTMENT OF PLANNING COMMISSIONERS TO SERVE ON THE PLANNING COMMISSION'S VARIOUS COMMITTEES AND SUB-COMMITTEES.**

Request & Recommendation: Appoint Planning Commissioners to serve on the Planning Commission's Subcommittees.

## **ITEMS TO BE PLACED ON FUTURE AGENDAS:**

4. PRE-AGENDA FOR THE MEETING ON DECEMBER 23, 2025.

5. PRE-AGENDA FOR THE MEETING ON JANUARY 13, 2026.

## **ADJOURNMENT:**



### ***Planning Commission Agendas and Staff Reports:***

*The agenda and staff reports are available on the City's website at [www.rpvca.gov/agendas](http://www.rpvca.gov/agendas) no later than 72 hours before the meeting.*

*Materials related to an item on an agenda submitted after distribution of the agenda packet are available on the City's website at [www.rpvca.gov/agendas](http://www.rpvca.gov/agendas) by clicking the link titled "Late Correspondence" at the top of the agenda.*

### ***Ordinances:***

*Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.*

### ***Public Correspondence:***

*We highly encourage written materials regarding Planning Commission Agenda items be submitted no later than 4:00 P.M. the Monday prior to a Planning Commission meeting to allow the Commission Members ample time to review and consider the issues raised prior to making decisions at them meeting. Please keep in mind that it is difficult for Commission Members to carefully review materials submitted after that deadline or at the meeting. 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 or oral presentation as it may become part of the public record regarding an agenda item. In addition, City meetings may be televised and may be accessed through the City's website at [www.rpvca.gov/agendas](http://www.rpvca.gov/agendas).*

### ***Public Participation:***

*Participants must speak from the podium using the lectern microphone; comments are to be directed to the Planning Commission and not to the staff or the public; repetition should be avoided; and reading a submission that has been copied or contained in the agenda will be discouraged. Virtual participation is also offered please visit [www.rpvca.gov/participate](http://www.rpvca.gov/participate).*

### ***Public Comments:***

*The Planning Commission may limit the public input on any item based on the number of people requesting to speak, the length of the agenda, or the business of the Commission.*

### ***Conduct at the Planning Commission Meeting:***

*Pursuant to GC 54957.95: (a)(1) In addition to authority exercised pursuant to Sections 54954.3 and 54957.9, the presiding member of the legislative body conducting a meeting or their designee may remove, or cause the removal of, an individual for disrupting the meeting. (2) Prior to removing an individual, the presiding member or their designee shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding member or their designee may then remove the individual if they do not promptly cease their disruptive behavior. This paragraph does not apply to any behavior described in subparagraph (B) of paragraph (1) of subdivision (b)(1) means engaging in behavior during a*

meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, one of the following: (A) A failure to comply with reasonable and lawful regulations adopted by a legislative body pursuant to Section 54954.3 or any other law. (B) Engaging in behavior that constitutes use of force or a true threat of force.(2) “True threat of force” means a threat that has sufficient indicia of intent and seriousness, that a reasonable observer would perceive it to be an actual threat to use force by the person making the threat.

**Time Estimates:**

The time noted next to an agenda item is only an estimate of the amount of time that will be spent during the meeting on that particular item. Accordingly, these estimates should not be relied on in determining when a matter will be heard, especially since agenda items are often re-ordered during a meeting and may be discussed at any time.

**Continuation of Meeting:**

The Planning Commission will adjourn its meetings on or before 11:00 p.m. and will not consider new business items after 10:15 p.m., unless a majority of the Commission members who are present affirmatively vote either to extend the meeting after 11:00 p.m. or to consider new business after 10:15 p.m. If the meeting ends before all items listed on the agenda are completed, any unfinished business will be continued to the next succeeding day that is not a holiday, at a location to be determined.

**Closed Session:**

Please be advised that, pursuant to the Ralph M. Brown Act, “a person may not disclose confidential information that has been acquired by being present in a Closed Session . . . to a person not entitled to receive it, unless the legislative body authorizes disclosure of that confidential information.” (Gov. Code § 54963(a).) “[C]onfidential information’ means a communication made in a Closed Session that is specifically related to the basis for the legislative body of a local agency to meet[] lawfully in Closed Session . . . .” (Gov. Code § 54963(a).) Please be further advised that any “[v]iolation of [Government Code § 54963] may be addressed by the use of such remedies as are currently available by law, including, but not limited to: (1) injunctive relief to prevent the disclosure of confidential information prohibited by this section; (2) disciplinary action against an [public or city official] who has willfully disclosed confidential information in violation of this section; (3) referral of a member of a legislative body who has willfully disclosed confidential information in violation of this section to a grand jury.” (Gov. Code § 54963(c).)

**American with Disabilities Act:**

In compliance with the Americans with Disabilities Act, if you require an accommodation to participate in this meeting, please contact the City Clerk’s Office prior to the meeting at: [cityclerk@rpvca.gov](mailto:cityclerk@rpvca.gov); by phone at 310-544-5217; or mail 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275. The City’s reasonable accommodation policy is available for review on the City’s website ([see City Council Policy 58](#)). Please note that for accommodations that are not readily available, you should make your request as soon as you can prior to the time of the meeting.

**CEQA Compliance (Changes as of 11/7/22):**

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines

*Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code  
Section 21065.*

DRAFT



FOLLOW-UP AGENDA  
RANCHO PALOS VERDES PLANNING COMMISSION  
TUESDAY, NOVEMBER 25, 2025  
FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD  
REGULAR MEETING  
7:00 P.M.

NEXT P.C. RESOLUTION 2025-10

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CALL ORDER: **7:01 P.M.**

PLEDGE OF ALLEGIANCE: **LED BY COMMISSIONER CHRISTEN**

ROLL CALL:

**PRESENT:** Brach, Chura, Christen, George, Nulman, and O'Connor

**ABSENT:** Santarosa

APPROVAL OF AGENDA: **APPROVED AS PRESENTED**

COMMUNICATION:

City Council Items: City Council introduced zoning changes and adopted the General Plan changes related to the Landslide Regulations.

Staff: Staff is working on revisions to the City's Wireless Ordinance, which will be presented to the Planning Commission Sub- Committee soon.

Commission: The Planning Commission congratulated Commissioner Christen's daughter on graduating from the Naval Academy. Chair Nulman announced his attendance at the Mayor's Breakfast and provided updates to the Planning Commission.

COMMENTS FROM THE AUDIENCE (regarding non-agenda items): **NONE**

CONSENT CALENDAR:

1. APPROVAL OF OCTOBER 28, 2025 P.C. MINUTES (LG)



**ACTION: APPROVED AS PRESENTED**

CONTINUED PUBLIC HEARINGS: **NONE**

NEW PUBLIC HEARINGS: **NONE**

CONTINUED BUSINESS: **NONE**

NEW BUSINESS:

2. PLANNING COMMISSION'S TWICE-YEARLY UPDATE & WORKPLAN (OS)

**ACTION: REVIEWED AND DISCUSSED ITEMS INCLUDED IN THE PLANNING COMMISSION'S TWICE-YEARLY UPDATE & WORKPLAN TO THE CITY COUNCIL.**

ITEMS TO BE PLACED ON FUTURE AGENDAS:

3. PRE-AGENDA FOR THE MEETING ON DECEMBER 9, 2025.

**ACTION: APPROVED AS PRESENTED**

4. PRE-AGENDA FOR THE MEETING ON DECEMBER 23, 2025.

**ACTION: APPROVED AS PRESENTED**

ADJOURNMENT: **7:30 PM**