

Exhibit "B"
Conditions of Approval
Case No. ZON2007-00492
(Conditional Use Permit #96 – Revision "D", et. al.)

General

1. All mitigation measures contained in the approved Mitigation Monitoring Program contained in C.C. Resolution No. 2009-10 for the Mitigated Negative Declaration, shall be incorporated into the proposed Project and adhered to, and are incorporated herein by reference.
2. The proposed Project, including site layout, the building and appearances, and signage throughout the site, shall be constructed and maintained in substantial compliance with the plans reviewed and approved by the City Council, and stamped APPROVED by the City with the effective date of the Notice of Decision.
3. The Director of Planning, Building and Code Enforcement is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions. Otherwise, all other modifications shall be subject to review and approval by the City Council.
4. Prior to the submittal of plans into Building and Safety plan check, the applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand and agree to all conditions of approval listed below. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
5. Prior to the submittal of plans into Building and Safety plan-check, the applicant shall obtain an encroachment permit from the Director of Public Works for any curb cuts or any other temporary or permanent improvements within the public rights-of-way.
6. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
7. The project development on the site shall conform to the specific standards contained in these conditions of approval or, if not addressed herein, shall conform to the appropriate development and operational standards of the City's Municipal Code.
8. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation

procedures contained in Section 17.86.060 of the City's Municipal Code.

9. In the event that any of these conditions conflict with the requirements of another permitting agency or City department, the stricter standard shall apply.
10. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or fixtures.
11. All applicable permits required by the Building and Safety Division shall be obtained by the applicant prior to the commencement of construction.
12. All mechanical equipment, whether roof-mounted or ground-mounted, shall be adequately screened to the extent practicable from other properties and/or public rights-of-way.
13. The project applicant shall maintain, in good condition, two access driveways. One access driveway shall be provided from Crest Road and a second access driveway shall be provided from Crenshaw Boulevard.

Project Description

14. This approval establishes a Master Plan (St. John Fisher Master Plan) for the St. John Fisher property located at 5448 Crest Road. The approved Master Plan identifies a combined total of 32,426 square feet of new building area for a new sanctuary, preschool, administration building, library, art room, storage area, storage garage and offices; 10,329 square feet of existing facilities to be demolished, including offices, a youth building and the existing rectory along the north property line, and 26,544 square feet of the existing facilities to be remodeled, including converting the existing convent into a new rectory, converting the existing sanctuary into a new gymnasium and remodeling existing classrooms and offices.
15. The approved St. John Fisher Master Plan allows for the following additions to the property:
 - ⇒ A new 17,000 square foot sanctuary (to replace the existing 15,402 square foot sanctuary) to be located at the northwest corner of the subject property. The sanctuary also includes a 900 square foot basement for the housing of mechanical equipment. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'-0" at the northeast end of the structure to 43'-0" at the southwest. In addition, the new sanctuary will include a steeple, at the west end of the structure, with a maximum height of 60'-0" to

the top of the steeple and 74'-0" to the top of the cross which will be affixed to the top of the steeple.

- ⇒ A new 9,788 square foot administration building (7,488 square foot first floor and 2,300 square foot basement); and
- ⇒ A 1,074 square foot addition for the creation of two new classrooms for the preschool; and
- ⇒ A new 1,289 square foot art room at the northwest corner of the existing classrooms; and
- ⇒ A new 1,217 square foot school library at the northeast corner of the existing classrooms; and
- ⇒ A 304 square foot expansion to Barrett Hall for storage area; and
- ⇒ A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new rectory (previously a convent); and
- ⇒ A 400 square foot addition north of the existing music room to accommodate two (2) new offices.

16. The style and exterior materials of the proposed buildings shall be consistent with the architectural plans presented to and approved by the City Council.

Lighting

17. Exterior lighting shall be in compliance with the standards of Section 17.56.040 of the Rancho Palos Verdes Development Code and as identified and conditioned in the Certified Mitigated Negative Declaration.

18. All exterior lighting shall be arranged and shielded so as to prevent direct illumination of surrounding property and to prevent distraction of drivers of vehicles on public rights-of-way. Luminaries shall be of a low-level, indirect and diffused type.

19. No one light fixture shall exceed 1,200 watts, and the light source shall not be directed toward or result in direct illumination of an adjacent parcel of property or properties other than that upon which such light source is physically located. All exterior lighting shall be arranged and shielded so as to prevent direct illumination of abutting properties and to prevent distraction of drivers of vehicles on public rights-of-way.

20. No building-mounted outdoor lighting shall be permitted where the light source or fixture is mounted more than sixteen (16) feet above grade, as measured from

grade, adjacent to the building.

21. All outdoor lighting, including all outdoor illuminated signs, shall be turned off by 9:00 P.M. Monday through Sunday, except for lighting used for security, lighting of the sanctuary on Christmas Eve and Easter Vigil, which shall be turned off by 2 A.M., and additional security lighting the first Friday of every month. Prior to issuance of a Building Permit or Grading Permit, the applicant shall provide the Planning Department with a lighting plan for review and approval by the Planning Director that indicates the lights that will remain lit throughout the evening for security.
22. Exterior sanctuary lighting shall be installed prior to issuance of the Certificate of Occupancy for the sanctuary. After installation of all lighting, but prior to issuance of Certificate of Use and Occupancy of the proposed sanctuary and parking lot, the developer shall request that the City conduct an inspection of the site to ensure that there is no spill-over of light onto adjacent properties.

Grading and Drainage

23. This approval allows a total of 30,688 cubic yards of grading with the following quantity breakdown:
 - a. 19,694 cubic yards of excavation
 - b. 10,994 cubic yards of fill
24. Stockpiling of earthwork shall be limited to a maximum of 200 cubic yards in any given area, shall not be stockpiled on the property for more than a period of six (6) months, and the applicant shall adequately screen the visibility of all stockpiles to the extent practicable from the public right-of-way, as determined by the City's Building Official.
25. A maximum of 8,700 cubic yards of excavation is permitted for export.
26. The applicant is allowed to construct a total of five (5) retaining walls as described below:
 - a. A combination wall along the east property line, adjacent to the existing driveway, shall not exceed a maximum height of 11'-6",
 - b. A combination wall along the west side of the existing driveway, accessed from Crest Road (maximum height of 11'-6"),
 - c. A combination wall to accommodate new parking along the south property line (maximum height of 11'-6"),
 - d. A new retaining wall, just north of the proposed parking lot (maximum height of 7'-6",

- e. An 8'-0" tall retaining wall between the proposed Parish Activity Center/gymnasium and new sanctuary for a columbarium.
27. The applicant shall install wrought-iron or aluminum decorative fencing on top of all proposed combination walls. The wrought-iron or aluminum fencing shall be constructed in a manner by which not less than eighty (80%) of the vertical surface is open to permit the transmission of light, air or vision through said surface in a horizontal plane, as described in the development code definition for a "fence" pursuant to the RPVMC.
28. Construction of buildings is prohibited on extreme slopes (35% or greater slope).

Parking

29. Only the uses which are listed in the parking analysis that was approved by the City Council, shall be allowed to be constructed on the St. John Fisher property. These uses will generally take place in the following structures:
 - Sanctuary (assembly space)
 - Elementary School (classrooms)
 - Preschool (classrooms)
 - Administrative Building (office space)
 - School Library
 - Barrett Hall Complex (including the assembly space)
 - Parish Activity Center/Gymnasium (assembly space)
 - Fireside Room (assembly space)
 - Multi-purpose room (assembly space)
 - Rectory (single-family residential)
 - K-8 Religious education (in existing structures)
 - Art Room (classroom)
30. All facilities, activities and/or uses on the St. John Fisher property shall be operated in such a manner so as not to create simultaneous demand for maximum on-site parking requirements that would exceed 331 spaces when the St. John Fisher School is in session and 354 parking spaces (331 regular spaces and 23 seasonal/peak parking spaces on-site) when school is not in session, without approval from the Director of Planning, Building and Code Enforcement of a Special Use Permit. If the church is fully occupied and concurrent Religious Education classes are fully occupied, no other assembly activity can occur on the property unless that activity requires 23 or fewer parking spaces.
31. If an event or activity is proposed that would occupy the parking spaces, thereby reducing available parking by more than 25% of the 331 required parking spaces, a Special Use Permit shall be required.
32. Of the 331 required parking spaces, 265 standard parking spaces shall be

provided, which meet the minimum dimensions set forth in Section 17.50 of the RPVMC (9' width by 20' depth).

33. Of the 331 required parking spaces, a maximum 66 compact parking spaces are permitted, provided the spaces meet the minimum dimensions set forth in Section 17.50 of the RPVMC (8' width by 15' depth).
34. In addition to the required 331 parking spaces, the applicant shall provide a minimum of 3 loading spaces, which shall meet the minimum dimensions set forth in Section 17.50 of the RPVMC (10' width by 20' depth with 14' clearance).
35. In addition to the required 331 parking spaces, the property owner shall maintain 23 additional seasonal/peak parking spaces for overflow parking. The seasonal/peak parking spaces shall not be used when St. John Fisher Elementary School or Preschool is in session.
36. The seasonal/peak parking areas shall be planted and maintained with turf that is wear-resistant.
37. The seasonal/peak parking spaces shall meet the minimum dimensions and requirements for standard parking spaces (9' width by 20' depth) and compact parking standards (8' width by 15' depth). A maximum of 20% of the seasonal/peak parking spaces may be dedicated for compact parking.
38. The seasonal/peak parking areas shall be located in the areas depicted on the City Council-approved site plan. Specifically, a minimum of 23_seasonal/peak parking spaces shall be located in the turf area just south of Barrett Hall.
39. The property owner shall execute an agreement with the property owner of Daughters of Mary and Joseph, to be recorded with the County of Los Angeles, against both the subject property and the Daughters of Mary and Joseph property, prior to issuance of a building permit and/or grading permit, allowing St. John Fisher to use a minimum of 50% of the Daughters of Mary and Joseph paved parking spaces (45 spaces) for overflow parking on Christmas Eve, Easter Sunday and during the construction period.
40. Throughout all phases of demolition, construction and grading, the applicant shall make reasonable efforts to maintain the 331 required parking spaces. The property owner shall maintain a minimum of 217 non-seasonal/peak parking spaces for the sanctuary at all times during construction and prior to issuance of the Certificate of Occupancy of the new sanctuary.
41. No overnight parking or storage of vehicles associated with construction shall be permitted in the public right-of-way during construction.

Building Heights and Square Footage

42. The new sanctuary shall not exceed a maximum footprint of 17,000 square feet

with a 900 square foot basement beneath the main floor. The new sanctuary shall not exceed a maximum height of 15'-0" at the northeast end of the structure and 60'-0" at the top of the steeple and 74'-0" at the top of the cross that is placed upon the steeple, which is located at the west end of the structure. The sanctuary shall be setback a minimum of 57'-0" from the west street-side property line along Crenshaw Boulevard and 62'-0" from the north street-side property line along Crest Road.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

SETBACK CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO POURING OF FOOTINGS.

BUILDING HEIGHT CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO ROOF FRAMING/SHEETING INSPECTION.

43. The new administrative building, along the west side of the existing school, shall not exceed a maximum footprint of 7,488 square feet. Additionally, a 2,300 square foot basement beneath the main floor shall be permitted. The new administrative building shall not exceed a maximum height of 26'-0", as measured from lowest adjacent grade.

BUILDING AREA CERTIFICATION IS REQUIRED. A LICENSED CIVIL ENGINEER OR SURVEYOR SHALL PREPARE THE CERTIFICATION. CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT FINAL.

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Phasing

44. Installation of any temporary modular buildings, other than those used by the contractor during construction, shall require a Special Use Permit during all phases of the St. John Fisher Master Plan.

45. The proposed St. John Fisher Master Plan may be broken up into two main phases as described below. If within one year of the final effective date of the Notice of Decision, the applicant has not submitted an application for a building permit for the approved project or has not commenced the approved project as described in Phase One below, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Department of Planning, Building and Code Enforcement and approved by the Director. All elements of the approved Master Plan that are not submitted as described in Phase One and Phase Two below, shall require additional future review and approval through the CUP process and additional CEQA review. Phase One and Phase Two are described as follows:

- a. Phase One: Phase One includes the construction of the new sanctuary, remodel of the existing sanctuary into a gymnasium/parish activity center, construction of a new parking lot, demolition of the existing rectory and youth building on the north and east sides of the property, remodel/conversion of existing convent into rectory and site work that will not be impacted by future phase construction. The Planning Entitlements for all construction described under "Phase One" shall remain in full force and effect for a maximum of one (1) year from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans have been submitted to Building and Safety for plan check.
- b. Phase Two: Phase Two includes the construction of the new administration building, remodel the existing administration building into meeting rooms, construction of a new preschool, library, and art room and remaining site work associated with phase two construction. The Planning Entitlements for all construction described under "Phase Two" shall remain in full force and effect for a maximum of five (5) years from the final effective date of the Notice of Decision for the St. John Fisher Master Plan unless construction plans for the final phase of construction have been submitted to Building and Safety for plan check.

Affordable Housing Requirement

46. The property owner and/or applicant shall provide affordable housing as required by Section 17.11.140(A) (Affordable Housing) of the RPVMC prior to issuance of the first Certificate of Occupancy associated with the St. John Fisher Master Plan, unless the applicant demonstrates to the satisfaction of the Director of Planning, Building and Code Enforcement that they are exempted from such requirement pursuant to the exemptions described in Section 17.11.140(B) of the RPVMC.

Landscaping

47. A Landscape Plan shall be submitted to the City and approved by the City's Landscape Consultant prior to issuance of a Building Permit or Grading Permit. The proposed landscaping shall be in substantial compliance with the City Council approved Landscape Plan and shall screen the new sanctuary from neighboring properties and the surrounding rights-of-way, consistent with the Applicant's photo simulations presented to the City Council on December 16, 2008, and shall be in substantial compliance with the site plan reviewed and approved by the City Council. The landscaping plan shall also indicate the species, growth rate and maximum heights of all proposed trees.
48. The applicant shall retain a majority of the existing mature trees located along the west street side property line, along Crenshaw Boulevard. Included in the Landscape Plan identified in Condition No. 51, the applicant shall submit a Tree Retention Plan indicating which existing trees will be removed and which trees will be maintained in a thriving manner along Crenshaw Boulevard. Said plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to issuance of grading permits or building permits. If any of the retained mature trees become diseased or die, the trees shall be replaced by the Applicant within thirty days with a species of tree approved by the Director of Planning, Building and Code Enforcement.
49. All landscaping at the corner of Crest and Crenshaw Boulevard shall be planted and installed prior to issuance of Certificate of Occupancy of the new sanctuary to the satisfaction of the Director of Planning, Building and Code Enforcement.
50. New trees provided for screening of the new sanctuary at the corner of Crest Road and Crenshaw Boulevard shall be non deciduous trees.
51. All existing trees that are not affected by the proposed construction, shall be maintained in a thriving manner. Any trees that become diseased or die shall be replaced within thirty days by the Applicant with a species of tree approved by the Director of Planning, Building and Code Enforcement.
52. Landscaping shall be provided and maintained along south property line, adjacent to the parking lot. In the event the required landscaping is destroyed and/or removed, the property owner shall either install a 5'-0" tall masonry wall along the south property line or restore the landscaping to adequately screen the parking lot from the residential neighborhood to the south, as determined by the Director of Planning, Building and Code Enforcement.
53. Prior to issuance of a grading and/or building permit, the Applicant, St. John Fisher, shall fund a Trust Deposit in an amount of \$18,500 to cover the cost of the installation of 24-inch box New Zealand Christmas trees along the west side of Crenshaw Boulevard within the City's public right-of-way, south of Crest Road and north of the Island View entrance to help screen the new sanctuary building

from the four properties that abut Crenshaw Blvd at this location. The location of the trees and number of trees shall be determined by the Director of Planning, Building and Code Enforcement but in no case shall the number exceed 20 trees. Said trees shall be installed prior to the issuance of a Building Permit for the sanctuary. All costs for installation and future maintenance of said trees shall be fully paid for by the Applicant. The Applicant shall maintain said trees as directed by the City. Maintenance shall consist of trimming, watering, replacement, or spraying or other care of diseased or damaged trees. Prior to conducting maintenance on any of said trees, the Applicant shall provide proof to the City that any contractors used by the Applicant to maintain said trees are licensed, insured and bonded. If any of the trees die as a result of the negligent or willful action of a third party, the Applicant may attempt to recover the cost of replacing the tree from the third party, and the City shall reasonably cooperate with the Church in that effort. The trees shall not be installed adjacent to any property where the owner has notified the City in writing by June 1, 2009 that they do not want trees installed adjacent to their respective property. If all four property owners object to the planting of trees, the Applicant will not be required to pay for the installation or maintenance of said trees.

Bell Schedule

54. The carillon bells are permitted to ring on the following days and times only:
 - a. Monday through Saturday at 8:00 AM, 12:00 PM, and 6:00 PM; and
 - b. Either shortly before or at the commencement of Sunday Masses, for a maximum of six (6) times, not before 8:50 AM or after 6:00 PM; and
 - c. Christmas Eve Masses, but at no time before 8:00 AM or after 6:00PM; and
 - d. After Weddings, but at no time before 8:00 AM or after 6:00PM; and
 - e. After Funerals, but at no time before 8:00 AM or after 6:00PM; and
 - f. the following Holy Days: 1) The Assumption of the Blessed Mother (August 15), 2) All Saints Day (November 1), and 3) The Immaculate Conception (December 8), but at no time before 7:00 AM or after 6:00PM.
55. The carillon bells shall not chime for more than a period of 90 seconds at each allotted time.
56. The speakers for the carillon bells shall be directed towards face the interior of the lot and shall not directly face any adjacent residential properties.
57. The speakers for the carillon bells shall not exceed a maximum height of 16'-0", as measured from grade, adjacent to the location of the bells on the sanctuary.
58. The speakers for the carillon bells shall be setback a minimum of 110'-5" from any property line, as noted on the approved project plans.

59. The speakers for the carillon bells shall only be used for the sounding of bells at the approved times.

Signs

60. The signage on the subject property shall be subject to the following conditions:

- a) One major wall sign at the corner of Crest Road and Crenshaw Boulevard, attached and parallel to the proposed building façade of the new sanctuary.
- b) The maximum sign area shall not exceed a maximum of 75 square feet (63 square feet proposed).
- c) The signage shall not be internally illuminated.

Indemnification

61. The owner of the property upon which the project is located shall hold harmless and indemnify the City, members of its City Council, boards, committees, commissions, officers, employees, servants, attorneys, volunteers, and agents serving as independent contractors in the role of city or agency officials, (collectively, "Indemnitees"), from any claim, demand, damage, liability, loss, cost or expense, including but not limited to death or injury to any person and injury to any property, resulting from willful misconduct, negligent acts, error or omissions of the owner, the applicant, the project operator, or any of their respective officers, employees, or agents, arising or claimed to arise, directly or indirectly, in whole or in part, out of, in conjunction with, resulting from, the maintenance of the trees adopted by the Applicant pursuant to Condition No._53 or related to the construction approved by this resolution.

Source Reduction and Recycling

62. Prior to issuance of any Certificate of Occupancy, the applicant shall prepare and submit to the Director of Public Works for review and approval a comprehensive Integrated Waste Management Plan (Plan) that addresses source reduction, reuse and recycling.
63. Prior to issuance of any building and/or grading permits, an approved Construction and Demolition Materials Management Plan (CDMMP) shall be prepared and submitted to the Director of Public Works for approval.
64. Prior to issuance of any Certificate of Occupancy, a Construction and Demolition Materials Disposition Summary (Summary) shall be submitted to the Director of Public Works upon completion of deconstruction and construction. The Summary

shall indicate actual recycling activities and compliance with the diversion requirement, based on weight tags or other sufficient documentation.

65. Where possible, the site design shall incorporate the use of recycled building materials and the re-use of on-site demolition debris.
66. The project site design shall incorporate areas for collection of solid waste with adequate space for separate collection of recyclables.

Miscellaneous

67. The access stairs and ramp at the corner of Crest and Crenshaw shall only be installed if required by the California Building Code or Fire Department, and if required, shall not vary materially from the minimum specifications of size required by law. The applicant shall obtain an encroachment permit for any portion of the stairs or ramp which is located within the public right of way.
68. Prior to issuance of building permits and/or grading permits, the property owner shall submit final geotechnical and soils reports to the City for review and approval by the Building Official and the City's Geotechnical Consultant. All conditions specified in the approved geotechnical and soils reports shall be incorporated into the project.
69. Prior to the issuance of a building and/or grading permit from the City's Building and Safety Division, the applicant shall obtain NPDES approval from the City's NPDES consultant.
70. Prior to issuance of demolition, building, and/or grading permits, a construction haul route plan shall be submitted and approved by the City's Public Works Department.
71. The speakers attached to the existing sanctuary that is proposed to be remodeled into a new Parish Activity Center/Gymnasium shall be removed prior to issuance of certificate of occupancy for the new sanctuary.
72. Sports Activities in the Parish Activity Center/Gymnasium shall not be permitted after 10:00 P.M. without the review and approval from the Director of Planning, Building and Code Enforcement of a Special Use Permit. Bleachers shall not be used in the Parish Activity Center/Gymnasium.
73. The Parish Activity Center/Gymnasium shall not be used by unaffiliated sports leagues of which St. John Fisher is not a member without the review and approval by the Director of Planning, Building and Code Enforcement of a Special Use Permit.

Future City Council Reviews

74. The carillon bells and the exterior lighting of the sanctuary shall be installed prior to issuance of a Certificate of Occupancy for the new sanctuary and shall be installed as shown on the approved plans. No later than two (2) months after issuance of a Certificate of Occupancy for the new sanctuary, the City Council shall review the impacts of the carillon bells and exterior sanctuary lighting to assess the effectiveness of the Conditions of Approval in minimizing the impacts of the bells and exterior sanctuary lighting to neighboring properties. At that time, the City Council may add, relieve, delete and/or modify any of the respective conditions of approval or may prohibit the use of the carillon bells and/or outdoor sanctuary lighting if the City Council determines that the imposed conditions are not effective in minimizing the sound and/or lighting effects to neighbors. Said modifications shall not result in substantial changes to the design of the sanctuary or other ancillary structures. Notice of said review hearing shall be published and provided to owners of property within a 500-foot radius of the subject site, to persons requesting a notice, to all affected homeowner associations and to the property owner in accordance with the RPVMC. The City Council may require such subsequent additional reviews, as the City Council deems appropriate.
75. The effectiveness of the landscaping for screening the sanctuary pursuant to Condition No. 47, exterior sanctuary lighting, parking and the carillon bells shall be subject to review and modification, as deemed necessary and appropriate by the City Council, no later than one (1) year, and subsequently two (2) years, after the Certificate of Occupancy for the new sanctuary is issued. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090. At that time, the City Council may add, delete, or modify the related conditions of approval as deemed necessary and appropriate by the City Council. The City Council may impose more restrictive standards and conditions to mitigate any impacts resulting from the installation of landscaping, lighting, parking and the carillon bells.
76. The Conditions of Approval contained herein shall be subject to review and modification, as deemed necessary and appropriate by the City Council, six (6) months after issuance of a final Certificate of Occupancy for all structures within Phase One, as defined in Condition No. 45. The City Council shall review the applicant's compliance with the conditions of approval, and to determine if the conditions are accomplishing their intended purposes. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090. At that time, the City Council may add, delete, or modify the conditions of approval as deemed necessary and appropriate by the City Council. As part of the six month review, the City Council

shall consider the on-site lighting, parking conditions, circulation patterns and the hours of operation for the uses permitted on-site, in addition to other concerns raised by the City Council and/or interested parties. The City Council may impose more restrictive standards and conditions to mitigate any impacts resulting from the operation of the Project.

77. At any time in the future, the effectiveness of the parking conditions shall be reviewed by the City Council if the number of Sunday masses is reduced to four (4) or fewer Sunday masses for a period of time exceeding three (3) months. Notice of said review hearing shall be published and provided to owners of property within a 500' radius, to persons requesting notice, to all affected homeowners' associations, and to the property owner in accordance with Rancho Palos Verdes Development Code Section 17.80.090.