



PLANNING, BUILDING, & CODE ENFORCEMENT

## MEMORANDUM

**TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT**

**DATE: JULY 22, 2008**

**SUBJECT: CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT AND SIGN PERMIT (CASE NO. ZON2007-00492);**  
**PROJECT ADDRESS: 5448 CREST ROAD;**  
**APPLICANT: SHELLY HYNDMAN**  
**LANDOWNER: THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES;**

**Staff Coordinator: Leza Mikhail, Associate Planner**

### **RECOMMENDATION**

- 1) Review the revised design and the additional information provided by the applicant to determine whether the modifications and additional information address the Commission's concerns with the proposed project; and
- 2) If the proposed revisions are deemed acceptable by the Planning Commission, close the public hearing and direct Staff to bring back the appropriate resolutions and conditions of approval for consideration at the September 23, 2008 Planning Commission meeting.

### **BACKGROUND**

On June 24, 2008, the Planning Commission considered the above-referenced case (with the exception of the Variance request discussed below) for the proposed St. John Fisher Master Plan project. Staff's recommendation at that time was to review the proposed project, direct the applicant to modify the design of the proposed sanctuary by reducing the height of the steeple and continue the hearing to the July 22, 2008 Planning Commission meeting. As noted in the previous analysis (June 24, 2008 Staff Report attached), Staff supported the applicant's request for a Sign Permit, Grading Permit and Minor Exception Permit, however Staff felt that the mandatory findings for the Conditional Use Permit could only be made provided that the height of the steeple on the proposed sanctuary was substantially reduced.

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After hearing the public testimony and discussing the various aspects of the project, the Planning Commission identified concerns with the height of the proposed sanctuary steeple and requested clarification on additional aspects of the project. More specifically, the Commission requested clarification on a) the methodology used to determine the number of provided parking spaces, and b) clarification from the City Attorney regarding any legal limitations the Planning Commission may have on restricting or prohibiting the proposed sounding of bells. After identifying these concerns, the Planning Commission agreed to continue the public hearing to July 22, 2008. Excerpt Draft Minutes of the June 24, 2008 meeting are attached.

In response to the concerns identified at the June 24, 2008 Planning Commission meeting, the applicant submitted modified plans and updated information to Staff on July 2, 2008. Subsequently, Staff notified all interested parties and sent an update through the listserv feature on the City's website noting that the modified plans were received and are available for viewing at the Planning Department or online through the City's website.

## **DISCUSSION**

### **Proposed Revisions**

#### **Modifications to Sanctuary Building**

Since the public hearing on June 24, 2008, the project applicant has redesigned the proposed sanctuary steeple, as requested by the Planning Commission. The revisions to the proposed sanctuary and steeple include a reduction in the overall height and footprint of the structure, additional articulation to the design of the structure, and an increase in the setbacks of the sanctuary from Crest Road and Crenshaw Boulevard.

The project proposal that was presented to the Planning Commission on June 24, 2008 included a sanctuary that ranged in height from 15'-0" at the northeast end of the structure (adjacent to Crest Road) to 72'-0" at the top of the steeple, and 88'-0" at the top of the cross (adjacent to Crenshaw Boulevard). The applicant has reduced the height of the steeple by 14'-0", thereby resulting in a design that ranges in height from 15'-0" at the northeast end of the structure to 60'-0" at the top of the steeple and 74'-0" at the top of the cross at the southwest end of the structure. The applicant also reduced the overall height of the sanctuary by reducing the heights of the architectural "fins" and foyer by 3 to 6 feet. The revised design also includes the elimination of the stepped roof lines along the south side of the steeple in order to reduce the overall appearance of the steeple as seen from Crenshaw Boulevard, south of Crest Road, and properties within the Island View HOA.

In addition, the applicant has reduced the footprint of the sanctuary from 18,400 square feet to 17,000 square feet, resulting in an overall reduction of 1,400 square feet of footprint area. It is important to note, the original sanctuary design included a mezzanine for the storage of mechanical equipment. As a result of reducing the size of the steeple, the mezzanine was also eliminated. In order to accommodate adequate storage space for mechanical equipment without increasing the footprint of the sanctuary, the applicant has added a 900 square foot basement for the storage of mechanical equipment.

The applicant has also increased the street-side setbacks of the sanctuary from Crest Road and Crenshaw Boulevard without compromising the requirements regulated by the Los Angeles County Fire Department for fire truck accessibility to new structures. The Development Code requires a minimum street-side setback of 25'-0". The original sanctuary proposal provided a 40'-0" street-side setback from the west property line at Crenshaw Boulevard and a 48'-0" street-side setback from the north property line at Crest Road. The revised sanctuary would provide even greater setbacks resulting in a 57'-0" street-side setback from the west property line at Crenshaw Boulevard and a 62'-0" street-side setback from the north property line at Crest Road.

In summary, the applicant has attempted to address the concerns raised by Staff and the Planning Commission with the height of the original sanctuary steeple. From Staff's perspective, the revised project is clearly an improvement because in conjunction with reducing the steeple height by 14'-0", the applicant reduced the overall height of the sanctuary structure by 3 to 6 feet and significantly increased the street-side setbacks to further mitigate the impacts of the proposed steeple. Nonetheless, Staff and the applicant seek direction from the Commission as to whether the modifications adequately address the Commission's concerns.

Staff also discussed with the applicant the possibility of relocating the steeple and high points of the structure from the southwest end of the sanctuary (adjacent to Crenshaw Boulevard and the Island View HOA) to the northeast end of the sanctuary (adjacent to Crest Road) without compromising the architectural design or functionality of the sanctuary. The applicant has provided a response reflecting concerns regarding this additional modification (see attached “Letter from Applicant”).

#### Modifications to Administrative Building

In order to provide increased setbacks for the sanctuary while providing adequate fire truck access, the applicant reduced the overall footprint of the proposed Administrative Building. The original Administrative Building contained an 8,968 square foot building footprint with a 2,300 square foot basement for storage purposes only. The revised proposal reduced the overall building footprint by 1,480 square feet, resulting in an overall footprint of 7,488 square feet. In order to regain the office space that was eliminated on the first floor level, the applicant relocated the offices to the 2,300 square foot basement. As a result, the basement would include 1,480 square feet for offices and 820 square feet for storage space.

#### Parking Analysis

At the June 24, 2008 Planning Commission meeting, the Planning Commission requested further clarification on the methodology used to justify the number of parking spaces the applicant proposes to provide (331 parking spaces plus 3 loading spaces). The applicant submitted a Parking Narrative with the revised project plans on July 2, 2008 (see page 2 of the Project Plans dated July 2008).

It is important to note, Section 17.50.020 of the RPVMC provides the following parking requirements for specified uses:

USE	PARKING SPACE REQUIREMENT FROM RPV CODE	SJF MASTER PLAN PARKING PROVIDED
Assembly space (i.e. sanctuary, Barrett Hall and gymnasium)	1 space for every 3 permanent seats; or 1 space for every 50 square feet of assembly area, whichever is greater (18 linear inches of bench shall be considered 1 seat)	6,037 square foot gym, 2,178 square foot multi-purpose room, 870 seat sanctuary, 1,122 square foot meeting room and 4,818 square foot Barrett Hall = 573 required parking spaces
Libraries	1 space for every 300 square feet of gross floor area	1,256 square foot Library = 4 required parking spaces
Professional Offices (i.e. Administrative Building)	1 space for every 275 square feet of gross floor area	10,204 square feet of office area = 37 required parking spaces
Elementary Classrooms (i.e. grades K-8 and religious education)	2 spaces for each classroom	9 K-8 classrooms and 7 religious education classrooms = 32 required parking spaces
Preschools	1 space for every employee plus 1 space for every 5 children or 1 space for every 10 children where a circular driveway is provided for the continuous flow of passenger vehicles (for the purpose of loading and unloading children) and which accommodates at least 2 vehicles	4 employees plus 40 children with circular driveway = 8 required parking spaces
Single-Family Residential (Rectory)	1 space for every 5,000 square feet	8,047 square feet = 3 required parking spaces
<b>TOTAL</b>		<b>657 Required Parking Spaces</b>

As noted in the parking table above, if the City’s parking requirements were applied to all the individual components of the proposed master plan, the applicant would be required to provide 657 parking spaces. Although the proposed St. John Fisher Master Plan is considered a multi-use project, Staff is aware that all proposed uses will not be concurrently used throughout the week and/or weekend. As such, Staff required the applicant to prepare a parking analysis that indicates the dates and times of all programs and uses that are provided within the various St. John Fisher facilities for every day of the week. This is the same approach that the City has used with other commercial or institutional projects that involve various uses/tenants with varying hours of operation.

The parking matrix and parking tables contained in the applicant's parking study describe the various uses for weekdays (Mondays through Fridays) and Saturdays and Sundays. Below, Staff has provided a summary of the weekend and weekday uses and how the parking analysis concluded that the proposed amount of parking will be sufficient to meet the parking demand.

#### *Monday through Friday Uses*

The St. John Fisher elementary school (K-8) is in session Monday through Friday only, between the hours of 7:50 AM through 3:00 PM. The elementary school also offers early morning care for students from 7:00 AM to 7:45 AM and after school care from 3:00 PM to 6:00 PM. The new preschool would have two sessions with 40 children in each session. The first session would begin at 8:45 AM and end at 11:30 AM and the second session would begin at 12:30 PM and end at 3:45 PM. The applicant anticipates that approximately 50% of the preschool students would be siblings of the existing K-8 students and will likely be dropped off and picked up at the same time. The elementary school and preschool are not in session on Saturdays or Sundays.

Other uses that are in operation during the regularly scheduled elementary and preschool sessions are the Parish Administrative Offices and the Priest's residence (rectory). The St. John Fisher facilities also offer a daily mass at 8:00 AM and 5:15 PM with a typical attendance of 75 persons. In addition, the church offers religious education classes on Tuesdays and Wednesdays from 4:00 PM to 5:15 PM. The school's Barrett Hall and Parish Activity Center (assembly spaces) do not have daily or weekly events that occur concurrently with the school or sanctuary schedule or hours of operation.

The applicant provided a parking table that provides the uses that are in operation at any given time throughout the weekday, based on the code requirements. The applicant provided modified parking counts for the assembly spaces (i.e. Barrett Hall, Parish Activity Center and Sanctuary weekday masses) based on historical attendance throughout the day. Overall, the applicant has noted that the maximum number of parking spaces required at the highest peak hour of operation at the St. John Fisher property Monday through Friday is 286 parking spaces, well within the 331 parking spaces provided through the proposed project.

#### *Saturday and Sunday Uses*

As noted above, the elementary school and preschool are not in session on Saturdays or Sundays. The Church does, however provide religious education classes on Sundays between the hours of 9:00 AM and 11:45 AM, with a maximum of 380 children and 38 teachers. The applicant has also noted that there is one employee (Parish Secretary) in the administrative office on Saturdays between the hours of 9:00 AM and 5:00 PM.

The church offers two daily masses on Saturday at 8:00 AM and 5:15 PM with a maximum historical attendance of 375 persons. Masses are held on Sundays at the following times: 7:30 AM, 9:00 AM, 10:45 AM, 12:30 PM and 5:00 PM. The parking table accounts for the uses that are concurrently in operation at any given time on a Saturday and/or Sunday; is

based on the code requirements for each use; and takes into account the highest peak hour of attendance for each regularly scheduled mass. The applicant has noted that the largest attendance for a regularly scheduled mass is between the hours of 10:00 AM and 12:00 PM on Sundays. Assuming full occupancy of the proposed sanctuary with 870 seats, the applicant would be required to provide 290 parking spaces pursuant to the City's code. In addition to the parking spaces required by code for the sanctuary use, 38 parking spaces are required for the 38 religious education teachers, 3 parking spaces are required for the rectory (single-family residential) and 3 additional loading spaces are required for a total of 331 required parking spaces during the peak use time. The project proposal includes a total of 331 parking spaces to meet this demand.

The City's traffic engineer reviewed the applicant's parking analysis and determined that the assumptions and conclusions contained in the parking analysis, as described above, appear valid. As such, the City's traffic engineer is of the opinion that the number of parking spaces necessary to accommodate potential vehicles during the highest peak hour of operation (10:00 AM to 12:00 PM on Sundays) for the entire property (uses in concurrent operation) has been provided.

#### Proposed Carillon Bells

As noted in the previous analysis (June 24, 2008 Staff Report attached), in response to concerns from neighboring residents with the sounding of the bells, Staff identified a number of conditions of approval that could be imposed to minimize impacts to surrounding neighborhoods. The proposed conditions are listed below:

- ⇒ Speakers for the carillon bells shall face the interior of the lot and shall not directly face any adjacent residential properties.
- ⇒ Speakers for the carillon bells shall not exceed a maximum height of 16'-0", as permitted by the development code.
- ⇒ Chiming of the bells shall be limited to the hours listed on the project plans, before weddings, after funerals and on the 7 Holy Days (dates will be listed).
- ⇒ The carillon bells shall not chime for more than a period of 60 seconds at each allotted time, as proposed.
- ⇒ In no case, shall the carillon bells be chimed before 7 am or after 7 pm.
- ⇒ Once the carillon bells are installed, the applicant shall be subject to a 6 month review period for staff to determine an appropriate and reasonable maximum level for the bells to be rung.

At the June 24, 2008 Planning Commission meeting, the applicant noted that they felt the proposed conditions of approval were adequate and reasonable if the project were approved. After listening to the public testimony at the June 24, 2008 Planning

Commission meeting, the applicant has proposed to relocate the speakers for the carillon bells to an alternate location on the sanctuary roof, below a maximum height of 16'-0". The speakers were originally located on the sanctuary steeple and were setback 44'-0" from the west property line, along Crenshaw Boulevard, across from the Island View HOA. The speakers on the revised proposal would be located further south on the sanctuary with a 110'-5" setback from the west property line.

Staff is of the opinion that the revised location of the proposed speakers for the carillon bells, in conjunction with the recommended conditions of approval if the project is approved, would allow the applicant to reasonably utilize carillon bells on the subject property and minimize the sound of the bells to the surrounding neighbors.

As noted earlier, at the June 24, 2008 meeting, the Planning Commission requested clarification from the City Attorney regarding any legal limitations the Planning Commission may have on restricting or prohibiting the proposed sounding of bells. The City Attorney plans on attending the July 22, 2008 meeting to address the Commission's questions on this particular issue.

#### Revised Grading

The applicant has provided revised grading quantities (See attached “Revised Grading Quantities”) that reflect the recent revisions, including the addition of a 900 square foot basement beneath the sanctuary, the relocation of the sanctuary and the retention of more of the existing hillside and mature landscape along Crenshaw Boulevard and Crest Road. It is important to note, the revised grading does not increase the overall cubic yards of grading (30,688 cubic yards of excavation, fill and remedial grading combined) or the overall quantity of exported earthwork (8,700 cubic yards of export). As such, Staff continues to support the applicant's request for a grading permit.

#### ADDITIONAL INFORMATION

##### **Public Comments**

Since the June 24, 2008 Planning Commission meeting, Staff has received 31 additional comment letters (attached). The majority of the correspondence continues to raise concerns regarding the height of the originally proposed sanctuary, the sounding of bells on the property and traffic congestion as a result of construction equipment, all of which have been addressed in this report or the June 24, 2008 Staff Report (attached). One specific letter also requested that an interested parties list be created for emails. Staff has created an interested parties list for mailing labels. In addition, Staff has created a listserv feature on the City's website where any person can add their email for updates on the proposed project. An interested person can subscribe to the St. John Fisher listserv through the following website by clicking on the subscribe box for St. John Fisher: <http://www.palosverdes.com/rpv/listserver/index.cfm> . Staff will update all members of the listserv of proposed construction for the St. John Fisher Master Plan project if approved.

### **Withdrawal of Variance**

As noted in the June 24, 2008 Staff Report, the applicant was proposing a 454 square foot garage that would encroach 6'-0" into the required 20'-0" east side yard setback. Staff sent a public notice for the Variance request to residents within a 500 foot radius on June 26, 2008 noting the date of the public hearing for the Variance request. On July 10, 2008, the applicant withdrew the request for a Variance and will be providing a garage that meets the minimum setbacks for Institutional zoned properties. As of the preparation of this report, plans identifying the relocated garage have not formally been provided. As such, the relocated garage will either be addressed as late correspondence from Staff at the July 22, 2008 Planning Commission meeting.

### **Public Record Act Request**

Staff received a public records request from Phillip Johnson, on June 30, 2008, requesting a complete copy of the City's file on the subject property. According to Government Code Section 6253(c), the City of Rancho Palos Verdes is required to provide a response to a public records request within ten (10) days of receipt of said request. The records were provided to Mr. Johnson on July 9, 2008.

On July 1, 2008, Staff received an additional public records request from Alan Weissman requesting 1) Copies of all emails between staff, emails with the Planning Commissioners, any staff notes taken and emails with/from the applicant regarding the Project and 2) Copies of all emails and letters and any other form of notes or records within the City of Rancho Palos Verdes file on the project. On July 10, 2008, within the 10-day required response period, the City Attorney sent a letter to Mr. Weissman informing him that the City will need additional time, up to fourteen (14) days (no later than July 25, 2008), to search for, collect, and appropriately examine a voluminous amount of separate and distinct records sought by Mr. Weissman. This fourteen (14) day extension of time is permitted pursuant to Government Code Section 6253(c), under specified circumstances, including the need to review a large number of documents.

After receiving said notification from the City Attorney's office that the documents he requested won't be available until after the July 22<sup>nd</sup> public hearing date, Mr. Weissman submitted an additional letter on July 11, 2008 (attached) requesting that the July 22<sup>nd</sup> public hearing be continued at least thirty days (to at least August 26, 2008). In addition, on July 14, 2008, Staff received an additional letter from Mr. Philip Johnson also requesting a continuance.

Both parties who have requested the continuance have been made aware that only the Planning Commission can decide whether to continue the public hearing and that such a decision needs to be made at the July 22, 2008 meeting. If the Commission is inclined to continue the public hearing, Staff recommends that the Commission pursue Alternative No. 1 listed in the Alternatives section.

### **CONCLUSION**

Based on the above analysis and previous analysis that was presented in the June 24, 2008 Staff Report and Mitigated Negative Declaration, Staff continues to support the applicants request for a Sign Permit, Grading Permit and Minor Exception Permit. As a result of the testimony given at the June 24, 2008 Planning Commission meeting and the direction provided to the applicant, the height of the proposed sanctuary and steeple have been reduced. In addition, the applicant has significantly increased the street-side setbacks along Crest Road and Crenshaw Boulevard, while eliminating portions of the steeple tower to lessen the appearance of the steeple as seen from neighboring rights-of way. Although Staff has discussed the alternative of moving the steeple and high points of the structure from the southwest end of the structure to the northeast end of the structure, the applicant has provided reasons why they do not wish to move forward with said alternative. Therefore, Staff recommends that the Planning Commission review the proposed revisions and the additional information submitted by the applicant and determine if the modifications meet the Planning Commissions concerns. If the proposed revisions meet the Planning Commissions concerns, Staff recommends that the Planning Commission close the public hearing and direct Staff to bring back the appropriate resolutions and conditions of approval for consideration at the September 23, 2008 Planning Commission hearing.

## **ALTERNATIVES**

The following alternatives are available for the Planning Commission to consider:

- 1) Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to September 23, 2008.
- 2) Approve the Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit as proposed, with the condition to relocate the 454 square foot garage to meet all setback requirements, and direct Staff to prepare and return to the September 23, 2008 Planning Commission meeting.
- 3) Deny, without prejudice, Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit and direct Staff to prepare and return to the September 23, 2008 Planning Commission meeting.

## **Attachments:**

- Letter from the Applicant (Design Modifications)
- Revised Grading Quantities
- Letter of Withdrawal of Variance Request with Alternative Garage Locations
- Additional Public Correspondence
- Public Records Request and City Response
- June 24, 2008 Staff Report
- Draft Minutes from June 24, 2008 Planning Commission meeting (excerpt)
- Revised Sanctuary Design Plans July 2008

## **LETTER FROM THE APPLICANT**

### **(Design Modifications)**

July 9, 2008

Ms. Leza Mikhail, Assistant Planner  
City of Rancho Palos Verdes Planning Department  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

RE: Conditional Use Permit, Grading Permit, Environmental Assessment, Sign Permit, Minor Exception Permit; Case No. ZON2007-00492

Dear Leza,

We understand that recent public comment on the St. John Fisher project has been made suggesting the church consider flipping their proposed sanctuary floor plan in order to move the tower portion of the structure to the northeast resulting in less visibility to residents directly west and northwest of the proposed sanctuary. While we greatly appreciate the spirit of the suggestion in resolving neighbor's concerns, we have reviewed the effects of this suggestion with the church and find it unacceptable for the following reasons:

- 1 The current design is the result of many design alternatives intensely scrutinized by parishioners and represents the decision of hundreds of St. John Fisher church members who pledged financial support for this specific church design. The magnitude of this change would result in a very different church. It took 2 years to get to this point in the process and starting over would require re-presenting any major redesign to the entire parish, liturgical consultant, and Archdiocese as well as reconfirming all of the financial pledges made with acceptability of any new design.
- 2 In the current plan the Blessed Sacrament Chapel is under the tower. In the Catholic faith, this is the most sacred space in the church and it is used for individual prayer and silent reflection. As such, the chapel was intentionally placed in a quiet area of the site. Consistent with this approach, the labyrinth (a meditative prayer walk outdoors), and the columbarium (wall interning ashes), are located outside the Blessed Sacrament Chapel to co-exist on the quiet prayerful side of the site separated from the preschool and school campus. All of this will be abandoned if the project is flipped.
- 3 The current plan has a large window on the side opposite the tower that views out towards the city lights. Flipping the plan results in losing this view. Instead, this window would look into neighbor's backyards.
- 4 The rooflines of the current church design are sculpted to coalesce with the slopes of the adjacent hillsides. As one climbs the hill on approach to the church the buttresses and rooflines extend the curves suggested by the surrounding topography. Flipping the plan would negate the natural flow of these ascending lines and would not be as compatible with the surrounding topographical setting.

In addition to the above, the parish feels they have responded with numerous concessions that represent the extent of changes not in violation of their rights protected by the federal RLUIPA statute (Religious Land Use and Institutionalized Persons Act) to develop this property consistent with its present use and as required to express their religious beliefs. This proposed design must stand the test of generations of Catholics to come in Rancho Palos Verdes. The long term ability of the proposed sanctuary to spiritually inspire its occupants is a cause the parish is not willing to abandon. Transcending normality and creating a building full of sacred mysteries and capable of transforming people's emotions is not a task assignable to the neighbors in opposition of our design. Towers, steeples, and tall volumes have historically marked Catholic Church architecture for thousands of years. The church's right to evoke these Catholic traditions to express their spirituality is a protected right.

The parish has been an integral part of the Rancho Palos Verdes community for over 47 years and very much wishes to maintain a positive relationship with surrounding residents. Pursuant to this goal, the parish has made the following concessions to date:

- 1 Revise bells to a "Carillon" system in lieu of authentic bells
- 2 Relocate bells to within 16' of ground
- 3 Relocate bells 66' further away from Crenshaw property line to lessen outbound noise
- 4 Aim speakers inward for bell sounds generated by Carillon
- 5 Limit bell ringing to scheduled times
- 6 Reduce footprint of church 1,400 sf to reduce bulk and increase setbacks to public R.O.W. thus diminishing the overall visibility and presence of the church structure
- 7 Reduce footprint of administration building 1,480 sf to allow moving church further from street and more to the interior of the property
- 8 Narrow width of tower element to reduce bulk of tower and abutting roof lines
- 9 Reduce height of cross from 88' to 74' consistent with Wayfarer's Chapel height
- 10 Reduce height of top of tower from 72' to 60' to reduce bulk and height
- 11 Reduce heights of rooflines facing Crenshaw resulting in omission of mechanical mezzanine space and a more costly means of accommodating mechanical equipment

It is unfortunate that some of the neighbors are unhappy about the church project however in the absence of a skyline or ridgeline ordinance protecting views to open sky, there is no legal mechanism by which they can deprive us of providing for our parish's spiritual needs. We firmly believe that no structure on this site would be well received by those in opposition. Perhaps it is not widely understood that a catholic church is unique in its size characteristics. Due to the fact that catholic congregations are significantly larger in size than other congregations, anywhere from 10 to 20 times, Catholic churches cannot be compared to protestant or non-denominational churches in size and related bulk and mass criterion. Due to the demographics in RPV, there will only be one Catholic Church in RPV and therefore no other comparison within city lines. A review of other Catholic churches will yield similar or larger structures than the one proposed at St. John Fisher.

The proposed design revisions have lowered the portion of building mass in excess of the current church height from 22% to 7.5%. These height reductions may not seem significant to city staff, the neighbors, or the planning commission however they are significant to our parishioners, many of which are RPV residents. This change in height will affect the acoustical clarity of pipe organ music within the sanctuary as well as result in a more humble and less spiritually transformational space. The very small tall portion of the church footprint at the tower that remains is extremely necessary as this tower is the only element signifying the spiritual expression needed to mark this structure as a religious institution. Please do not support the few project opponents in continuing to push for further design changes that will nullify any means of conveying spirituality in our new church.

We are hopeful that this explanation gives staff a more thorough understanding of the objections towards flipping the church footprint and further design revisions. Should you have any questions about these points please let us know so we can address them in advance of the next public hearing.

Thank you,

Shelly Hyndman, Project Architect  
Msgr. David Sork, Pastor St. John Fisher Church

Cc: St. John Fisher Building Committee

## **REVISED GRADING QUANTIES**

EARTHWORK QUANTITIES

FIRE LANES/STAIR ACCESS  
TOTAL RAW CUT: 2,562 CY  
TOTAL RAW FILL: 542 CY

ADMINISTRATION BLDG  
TOTAL RAW CUT: 1022 CY  
TOTAL RAW FILL: 171 CY

SANCTUARY BUILDING  
TOTAL RAW CUT: 9028 CY  
TOTAL RAW FILL: 3150 CY  
R&R: 5,893 CY

LIBRARY  
TOTAL RAW CUT: 4 CY  
TOTAL RAW FILL: 150 CY  
R & R: 129 CY

ART ROOM  
TOTAL RAW CUT: 0 CY  
TOTAL RAW FILL: 39 CY  
R&R: 143 CY

PLAY AREA  
TOTAL RAW CUT: 861 CY  
TOTAL RAW FILL: 28 CY  
R & R: 0 CY

TOTAL RAW CUT: 13,477 CY  
TOTAL RAW FILL: 4,080 CY

TOTAL R & R CUT = 6,217 CY  
TOTAL R&R FILL = 6,914 CY (INCLUDES SHRINKAGE)

**TOTAL RAW CUT: 13,477 CY + 6,217 CY = 19,694 CY**  
**TOTAL RAW FILL: 4,080 CY + 6,914 CY = 10,994 CY**

**EXPORT = 19,694 CY – 10,994 CY = 8,700 CY**

# **WITHDRAWAL LETTER FOR VARIANCE REQUEST**

**(Includes Alternative Garage Location)**

## Leza Mikhail

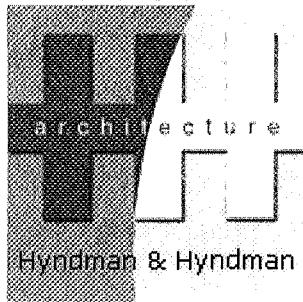
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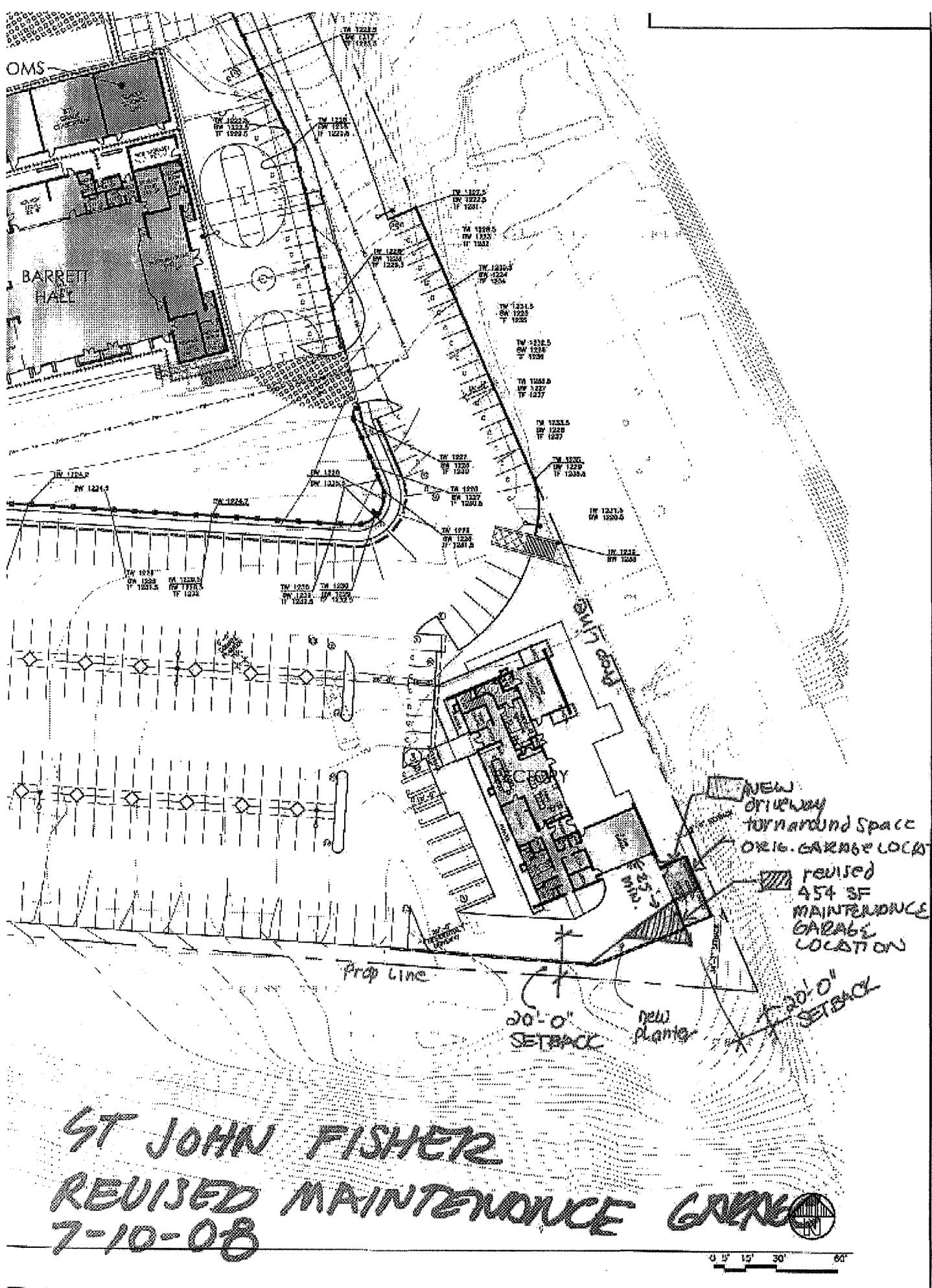
**From:** Shelly Hyndman [Shelly@hyndman-hyndman.com]  
**Sent:** Thursday, July 10, 2008 5:45 PM  
**To:** Leza Mikhail  
**Subject:** st john fisher maint garage  
**Attachments:** 08-7-10 Rev Maint Garage.pdf

Dear Leza,

Please cancel the application for the variance for the sub-standard setback affiliated with the proposed maintenance garage. The 454 sf maintenance garage will be relocated in the configuration per the attached pending final approval from Msgr. Sork who is unavailable today. We will incorporate the final footprint and elevations for this maintenance garage in our final plans. It will not exceed the 15'-4" height noted in your previous staff report.

Shelly Hyndman  
Hyndman & Hyndman Architects  
[www.hyndman-hyndman.com](http://www.hyndman-hyndman.com)  
[shelly@hyndman-hyndman.com](mailto:shelly@hyndman-hyndman.com)  
Ph:760-634-2595  
Fx:760-634-0285





## **ADDITIONAL PUBLIC CORRESPONDENCE**

July 16, 2008

To the Planning Commission and City Staff:

The St John Fisher architect did an excellent job in making changes to the new church plans to accommodate the neighbors who have complained about the building. All problems have been addressed. The height is compatible with other churches in the neighborhood. The views certainly do not impact anyone. If anything, the new building will enhance the neighborhood with its beauty and grace. There will be no change or increase in activity at the church site.

I hope that the Planning Commission can see that this new church will be an asset to the area, and will grant permission to the St John Fisher Church to continue with their plans without further cutbacks or revisions. Changing anything more would compromise its design, beauty and, more importantly, function.

Joan Barry  
30770 Ganado Drive  
Rancho Palos Verdes

RECEIVED

JUL 16 2008

PLANNING, BUILDING AND

CODE ENFORCEMENT

10000 9999

FAX (310) 265-4995

CERTIFIED SPECIALIST - TAXATION LAW  
PROBATE, ESTATE PLANNING & TRUST LAW  
THE STATE BAR OF CALIFORNIA  
BOARD OF LEGAL SPECIALIZATION

DOUGLAS BUTLER  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
28441 HIGHRIDGE ROAD, SUITE 303  
ROLLING HILLS ESTATES, CALIFORNIA 90274-4872

July 16, 2008

Joel Rojas  
Director of Planning  
Planning, Building and Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Opposition to Revised  
St. John Fisher Master Plan Remodel and Expansion  
Case Number ZON 2007-000492

Dear Mr. Rojas:

This is a new project. There should be a new notice and publication of the proposal sent to all property owners. There should be a new silhouette posted on the property. An Environmental Impact Report should be completed for the project. There has been insufficient notice and time to evaluate the proposed changes.

The proposed sanctuary/bell tower is still too tall. The bell tower has been moved closer to the homes on Valley View Road. This is a negative factor for the homes on Valley View Road. Exterior bells or sound should not be allowed. Bells should ring in the interior only with limitations on the sound level so as not to disturb the neighbors. **There are no churches in Rancho Palos Verdes which are surrounded by homes that currently ring bells.**

While the church may have been built first in the intervening years numerous homes have been built all around the church (Some on land originally owned by the church). The church did not have bells for over 40 years when all of the homes were built. Now the church wants a major expansion which substantially changes

Joel Rojas  
Director of Planning  
July 16, 2008  
Page 2

the use of the property. In analyzing the St. John Fisher Master Plan Remodel and Expansion you must start on the basis that the homes were there first.

There is insufficient parking. Parking needs to be based on the sanctuary and on reasonable usage of the other facilities. The youth center, church and school offices and school are likely to be in use on Sundays. While the other facilities may not be used at full capacity, they will be in use on Sundays. In determining the required parking you must assume that some spaces will be used on Sunday morning for purposes other than attending church.

The claim of the church that the parking lot is not being fully used at this time does not consider all factors. The church representatives have stated it is likely that the number of church services will be reduced in the future because of a shortage of priests. This would result in more people attending the remaining church services. Secondly, the times they have checked the parking lot are times of typical low use (during the summer and early December). During events such as weddings, funerals and special holidays the present parking lot has insufficient parking spaces. I know this from personal experience.

It is not reasonable to calculate parking requirements for a multi-use facility based upon a time of low usage or usage for only one of several purposes. Parking remains an issue and additional parking spaces should be required. In no event should the required spaces be reduced below the current 359 required spaces. The number of required parking spaces should be increased.

Noise from the youth center could be an issue. Currently you can hear music from the church services and talking in the parking lot in the homes on Valley View. There should be some mechanism in the future to limit youth center hours of operation or require that windows and doors be shut so that the youth center does not unduly burden its neighbors. Neighbors do not want to hear midnight basketball games being played at the youth center or car doors slamming shut in the middle of the night.

Joel Rojas  
Director of Planning  
July 16, 2008  
Page 3

As an additional condition, there should be no telecommunication devices attached to the exterior of the new sanctuary building or the youth center.

As an additional condition and as mitigation, St. John Fisher should be required to place all aboveground utilities underground on Crenshaw Boulevard between Crest Road and 500 feet beyond Valley View Road.

Very truly yours,



DOUGLAS BUTLER

DB:rs

Butler\RentalProperties\ValleyView\  
PlanningCommission6.Ltr-071508

7/15/08

To: Mr. Joel Rojas, AICP  
Director of Planning  
Building and Code Enforcement  
City of Rancho Palos Verdes

Re: Proposed St John Fisher construction project

Dear Mr. Rojas and members of the planning commission,

Thank you for taking the time to read one more letter. I know you have received hundreds of letters and are probably setting up an appointment with the optometrist as we speak. My wife, 2-year old daughter, and twin 3-day old daughters (yeah, 3-days old) live at 17 Santa Barbara Drive in Island View. You would think, in my sleep-deprived state, that I would have more pressing things to do than write this letter; however, living in one of the most affected homes by the St. John Fisher project (directly across the street), I am forced to speak out.... forgive me if my printed words sound a bit slurred.

I'd like to start by saying that my family and I support a number of elements in the construction proposal. As Msgr. Sork has pointed out, the project began as an effort to improve their youth facilities, including a new gymnasium, art room, library and preschool. We fully understand and respect these early goals and appreciate the need to upgrade many of their other facilities. However, as I'm sure you've guessed, the **new sanctuary and bell tower** (both in their **initial and modified designs**) are a different story. If built per the proposed designs, these dramatic structures would pose a significant imposition upon my family and neighbors. Since I'm confident that others have done an admirable job addressing the most disturbing and disruptive aspects of the design, I'll spare you and not repeat their arguments. In contrast, what I'd like to accomplish in this letter is to address the **justifications offered by the church** (and its project supporters) for building such conspicuous and imposing structures.

During the June 24<sup>th</sup> planning commission meeting, the project architect, Shelly Hyndman, explained that the new sanctuary and steeple are "essential to providing spiritual and religious identity to the church campus," while other representatives, such as Lisa Counts, expressed that they were necessary to meet the "**spiritual needs**" of the congregants. However, after some investigation, I found that none of my Catholic friends or neighbors was aware of a correlation between steeple size and spiritual fulfillment. Nor was anyone aware of the pre-requisite of a bell tower. In fact, as I have discovered, Catholic churches come in all sorts of shapes and sizes, depending on the community they serve, and St. John Fisher itself considered several other less conspicuous designs before deciding on this one.

Lisa Counts went even further to suggest that the new church was “meant to welcome the community as a whole to our new parish, and to be a **visual gift** at the intersection of Crest and Crenshaw.” Judging by the number of my neighbors anxious to oppose this project, I suspect that “a visual gift” might be a little overstated. I also wonder how the supporters of the project (most of whom live quite a distance from the church), would react to, say, an 80 foot tall Buddha within 50 yards of their backyard....better yet, an 80 foot tall Mosque with a loudspeaker calling its worshippers to prayer five times per day? If any of them has ever been to a Muslim country, I suspect their concern over the noise generated by the mosques would be more than just a “fear of the unknown,” as suggested by Mr. Counts.

Another justification offered was that placing this new sanctuary and bell tower at the corner of Crest and Crenshaw (the most impacting portion of their property) is consistent with the **original 1961 plans**. My rebuttal to this is that it is simply irrelevant, especially since none of our homes existed at that time. And, the argument that the proposal is comparable in scale to **other churches** in the Palos Verdes area is deceiving when one considers both the proximity of this church to a far greater number of homes and the 20-30 foot elevated pad in comparison to many of these homes.

Other explanations revolved around the **limited choices** the church and architect faced in coming up with this proposal (e.g. there was no place else to put the sanctuary and bell tower....lowering the height would ruin the design, etc.). Though I appreciate the fact that the church has, by now, invested a great deal of time, money and emotion into the proposed design, the truth is that they have had numerous opportunities to make choices throughout the process. I’ll just name a few: 1) They **chose not to consult** any potentially impacted **neighborhood HOAs** for input, before or during the design process; 2) Though they considered several sanctuary/steeple designs (including much more modest ones), the **design they chose was far and away the most intrusive**; 3) They chose, in their proposal, to provide the **bare minimum number of parking spaces** suggested by the parking analysis (28 fewer than the present number); 4) They **chose not to perform any sound studies** to determine the impact of various bell decibel levels or durations; and 5) They **chose to leave the silhouette** and balloons outlining the proposed structure **for the barest amount of time**. By the time we digested the significance of those balloons (the first we had heard anything about the project proposal), they were taken down. Thankfully, a couple of insightful neighbors captured the dramatic images showing the potential structures dwarfing our homes, views that would not have been provided by the church.

The parishioners of St. John Fisher understandably desire new youth facilities and even a beautiful new church, and the designs for the new sanctuary/bell tower are indeed impressive, even awe-inspiring for some. However, beauty is in the eye of the beholder. We simply ask the planning commission to consider the impact of the present proposal on those of us who are not “inspired” by the structures. And we ask that those involved in the project pause and truly ask themselves if they are following the **golden rule**. Would they not also object to a towering noise-producing structure 50 yards from their backyard, built because it honored someone else’s faith?

Respectfully,

Ronald Blond MD, Linda Blond, Katherine Blond, Elizabeth Blond and Margaret Blond  
17 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275

RECEIVED

JUL 16 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

July 16, 2008

VIA FACSIMILE AND HAND DELIVERY

Planning Commission  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Comments on Revised Proposed Design  
Request for Continuance  
St. John Fisher Project

Dear Sirs:

This is further to our letters dated June 17 and 24, 2008. As you recall, our home and property on 15 Santa Barbara Drive are located directly across the street from the present sanctuary on Crenshaw Boulevard and extremely close to the proposed bell tower and planned sanctuary.

Comments on the proposed revised plan:

Proposed Location and Orientation of Bell Speakers

There is insufficient evidence in the file to establish that these changes are sufficient to avoid substantial adverse effects on our property and on the surrounding neighborhoods:

--There is no evidence that lowering the height of the speakers to sixteen feet will sufficiently reduce the bell noise experienced by our property and the surrounding neighborhoods.

--There is no evidence that increasing the distance of the noise source as proposed will sufficiently reduce the bell noise experienced by our property and the surrounding neighborhoods.

--There is no evidence that the proposed "sound beam" will not reflect off the existing church structure and travel back into Island View and/or other existing neighborhoods.

--There is no evidence that a portion of the "sound beam" will not travel directly into the Valley View neighborhood.

--There is no evidence that the sound will stay within the "sound beam" and that excessive sound will not stray into surrounding neighborhoods.

Moreover, the seven holy days added to the proposed bell ringing plan exacerbate the noise which would travel into neighborhoods. The St. John Fisher bulletin indicates that five masses are offered for each holy day. (See attached.) Accordingly, each one of the seven holy days translates into several sessions of bell ringing, not just one.

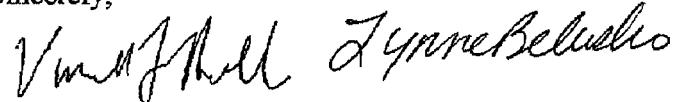
Sanctuary and Steeple Height, Bulk and Mass Issues

There is insufficient evidence in the file to establish that the changes proposed to the church and steeple are sufficient to avoid significant adverse effects on our property and the surrounding neighborhoods:

--The photographs submitted by the applicant to support its revised plans are insufficient to accurately show the effect of the proposed plans. Photograph "C" does not appear to have been taken from the location shown on the Aerial View and Photo Key Map, but rather somewhat farther down the street. None of the photographs provided shows how the sanctuary and steeple would appear from the street in front of the three homes closest to the proposed sanctuary and steeple.

If the applicant were required to resilihouette the portion of the structure facing Crenshaw, including the revised footprint, roof lines and steeple height, with a stable structure not using balloons or other unstable elements, then the Commission, Staff, and the community would have the opportunity to effectively and accurately assess the impact of the sanctuary and steeple in its new, proposed form. Please grant a continuance in this matter to permit installation of a new, revised silhouette.

Sincerely,



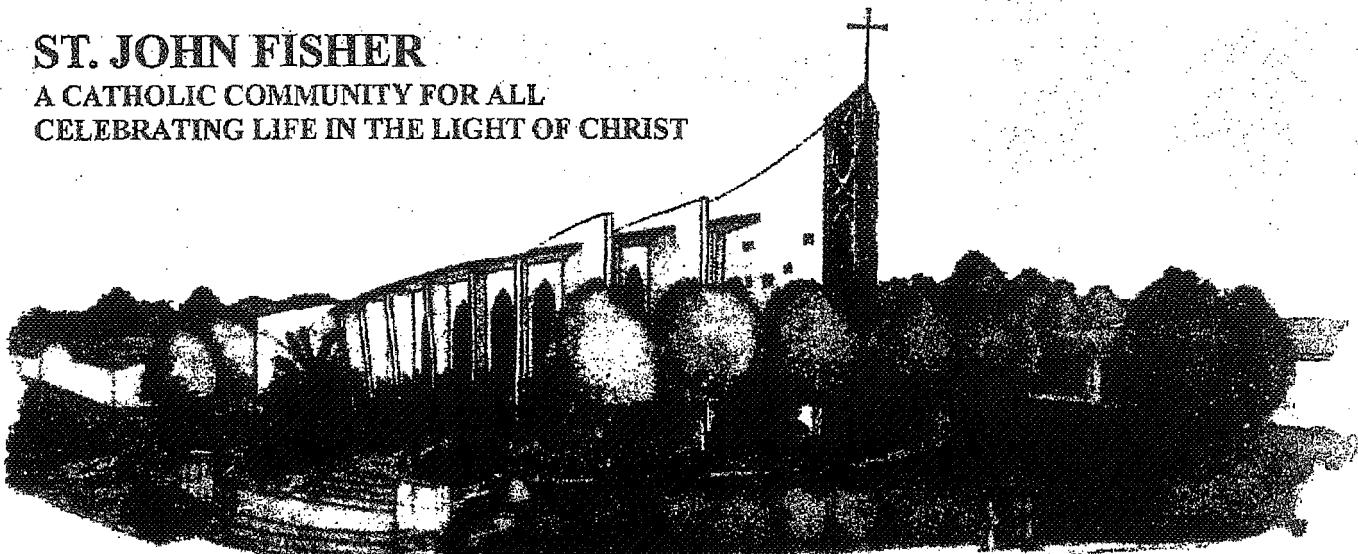
Vincent and Lynne Belusko

Encl.

Cc: Mr. Joel Rojas  
Ms. Lisa Mikhail

# ST. JOHN FISHER

A CATHOLIC COMMUNITY FOR ALL  
CELEBRATING LIFE IN THE LIGHT OF CHRIST



## JUNE 29, 2008 SAINT PETER AND PAUL, APOSTLES

**"THE LORD STOOD BY ME AND GAVE ME STRENGTH, SO THAT THROUGH ME THE PROCLAMATION MIGHT BE COMPLETED . . ."**

**(2 Timothy 4:17)**

### SUNDAY MASSES

Saturday Evening Vigil Mass

5:00 pm

Sunday

7:30 am

9:00 am, Contemporary Choir

10:45 am, Parish Choir

12:30 pm

5:00 pm, Youth Choir

### WEEKDAY MASSES

Monday-Friday 8:00 am, 5:15 pm

Saturday, 8:00 am

### LITURGY OF THE HOURS

Morning Prayer

Monday-Saturday 7:45 am

Blessed Sacrament Chapel

### HOLY DAYS

Vigil: 5:30 pm

Mass: 6:30 am, 8:00 am, 11:00 am,

7:30 pm

### SACRAMENT OF RECONCILIATION (CONFESIONS)

Monday, Wednesday - Friday 4:45-5:10 pm;

Tuesday, 7 pm; Saturday 4:45 pm  
or by appointment.

### BAPTISMS

Contact Parish Office for details

### MARRIAGE

Arrangements should be made with the  
Priest at least six months in advance.

### PARISHIONERS WHO ARE ILL

If you would like to receive the sacraments  
of Communion, Reconciliation, or  
Anointing of the Sick, please call the  
Parish Office.

### NEED A PRAYERFUL LISTENER?

Call the Stephen Ministry Hotline at 310-  
541-1403.

### WHAT'S INSIDE

Administration ..... 2

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Offices of Faith Formation

Children ..... 4

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Stewardship ..... 6

Community ..... 7

This Week at SJF ..... 9

5448 Crest Road • Rancho Palos Verdes, CA 90275 • T: (310) 377-5571 • F: (310) 377-6303 • [www.sjfp.org](http://www.sjfp.org)

RECEIVED

June 24, 2008

JUL 16 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

VIA FACSIMILE AND HAND DELIVERY

Mr. Joel Rojas, ACIP  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Comments on St. John Fisher Project  
Your Letter Dated May 31, 2008

Dear Mr. Rojas:

This is further to our letter dated June 17, 2008. As you recall, our home and property on 15 Santa Barbara Drive are located directly across the street from the present sanctuary on Crenshaw Boulevard and extremely close to the proposed bell tower and planned sanctuary.

We have additional concerns regarding the above-referenced project:

1. Loss of Privacy: We have serious concerns about the potential loss of privacy on our property and in our home as a result of this project. For the last 16 years, a fence, dense hedge, pepper trees and pine trees on the Crenshaw border of the church property provided privacy from the church sanctuary and church and other activities. The new plan removes the hedge and fence, and there is nothing on the plans that ensures that the pepper and pine trees will remain. Moreover, our property sits approximately 40 feet below the elevation of the proposed sanctuary and sits directly across Crenshaw from the existing sanctuary, and very close to the proposed bell tower and new sanctuary site. As a result, we are concerned that parishioners and others on the Crenshaw side of the property in various places will be able to look directly into our yard and home. For example, there is a walkway from the corner steps at Crest and Crenshaw on the Crenshaw side; there is a columbarium sitting area just north of the existing sanctuary with only a 42" wall overlooking Crenshaw; and there is no mitigation prohibiting the placement of windows in the Crenshaw end of the existing sanctuary. The landscaping in the plans does not help this situation and would take years to mature. The permit should not be issued without carefully examining this issue and ensuring that the privacy of neighboring properties is protected.

2. Increased Noise: In addition to our concerns about the bells, which we addressed in our earlier letter, we are concerned about the overall increase in noise caused by the accumulation of new uses on the Crenshaw side of the property. With a larger capacity church and more people attending each mass, and other new uses of the property on the Crenshaw side, along with a new preschool, the overall noise level may

be substantially harmful. The permit should not be issued without carefully studying this issue and ensuring that the accumulated noise will not negatively affect the surrounding homes, especially those closest to church property.

3. Light: We have submitted concerns about the bulk, mass and height of the new sanctuary in our prior letter. However, we are also concerned that this structure, in whatever form it is ultimately approved, will cast a shadow into our property or otherwise lessen the light we currently enjoy, especially given our property's location, orientation, and grade approximately 40 feet below the proposed sanctuary site. The initial study and later Staff report do not address this important issue. The permit should not be issued without carefully studying this issue.

4. Bell Conditions: We object to the cumulative restrictions on the bells. Even after the Staff report, there are no required limits on the decibel level of the loudness of the bells as measured from surrounding neighborhood property lines. Moreover, the new recommendations set forth in the Staff report establishing a full minute's duration of ringing, and further increasing the frequency of the ringing by adding seven holy days as well as an unspecified but potentially large number of weddings and funerals, do not mitigate the existing proposed bell parameters; instead, they exacerbate the negative effects of the bells.

Sincerely,



Vincent and Lynne Belusko

Maude Landon  
34 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275

RECEIVED

JUL 16 2008

July 16, 2008

PERMITTING, BUILDING AND  
CODE ENFORCEMENT

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Leza,

I have several issues of concern that I want to address in this letter about the St. John Church Redesign Project: **Sanctuary Location; Parking Adequacy; Traffic Impact.**

### **Sanctuary Location**

St. John Fisher Church was here when I moved to the neighborhood 23 years ago and it has always been a good neighbor. It has sensitively maintained the low profile, semi-rural character of the residential neighborhood in which it co-exists. However, the current Church Building Plan would bring the good neighbor policy to an end. The current plan, placing the sanctuary on the corner of Crest Road and Crenshaw Blvd., would obtrusively tower over the neighborhood. Many of the church's neighbors, myself included, feel that it would make very good sense to relocate the sanctuary further back on the 9.2 acres to diminish the negative impact on its surrounding neighbors. There are multiple possibilities that would allow our neighbor, St. John Fisher Church, ***"to preserve the character of the established neighborhood"*** (taken directly from the RPV General Plan).

1. Move the sanctuary back to the location where the proposed "New Administration Building" is planned, plus flip the current sanctuary building-plan, so that the steeple would be located more in the center of the property (placing the steeple on the east side of the sanctuary). The low-profile administration building and the school playground could be moved to the northwest corner of the church property (Crest Road and Crenshaw Blvd. intersection) maintaining the large trees and foliage around the perimeter.
2. Place the sanctuary just to the south of Barrett Hall, move the proposed school playground to the northwest corner, fence it off, add a parking lot that would be added in front of the new administration building and just to the north of the current sanctuary (proposed Parish Activity Center).

I am sure that the church's architect can come up with many creative location solutions that will be acceptable to the surrounding neighbors.

### **Parking Adequacy and Impact**

The number of parking spaces that the church has determined as needed, 331, is also a topic of concern.

1. The new sanctuary will seat 870 people. The current sanctuary, which is not being torn down, can accommodate 650 people. There is no reason why the church cannot use the current sanctuary, as well as the new sanctuary, for services on holy days or whenever the need arises. This is a potential of 1520 seats being used, not including any other concurrent uses of the church. With 2 people in every car, just the sanctuary parking would need 760 spaces, plus there are many other concurrent parking needs.
2. There has been talk of reducing the number of masses. This would cause more people to be attending each service and would increase the number of parking spaces needed.

3. With a new and beautiful sanctuary, many more parishioners may come to church, increasing the parking impact.
4. The current plan has stairs leading up to the church from the street. The stairs will encourage parishioners to park on the street as a matter of convenience. Many, if not most, able-bodied people will opt to park on the street to avoid the time and traffic created by a long line of cars leaving the parking lot at the end of the church service. (One of the Planning Commissioner's admitted to doing this, already.) Crest Road and Crenshaw Blvd. will be lined with parishioners' cars. This will result in an aesthetic problem for the neighbors as well as a traffic problem.

### Traffic Impact

A Traffic Impact Study south of St. John Fisher Church needs to be conducted.

1. Many people from all over LA County come to the Portuguese Bend Nature Preserve, which is located at the end of Crenshaw Blvd. Saturdays and Sundays are the busiest days, not only for the Preserve, but also for the Church. Bikers, walkers, joggers and naturalists park their cars on Crenshaw.
2. There is a park at the end of Crenshaw Blvd. as well, Del Cerro Park. Saturdays and Sundays are also the most popular days for going to the park.
3. There is talk of RPV and the PVPLC planning to construct memorial walls, pathways, etc. at the entrance to the Preserve at the end of Crenshaw Blvd. This may well encourage even more recreation activity at the Preserve and Del Cerro Park.

CEQA would seem to require a full EIR for this project. I respectfully request a full EIR.

Sincerely,

A handwritten signature in black ink, appearing to read "Maude Landon". The signature is fluid and cursive, with a long, sweeping line extending from the end of the "n" in "Landon" towards the right.

Maude Landon  
Island View Resident

**Maude Landon**  
**34 Santa Barbara Drive**  
**Rancho Palos Verdes, CA 90275**

July 15, 2008

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Leza,

I have several issues of concern that I want to address in this letter about the St. John Church Redesign Project: Sanctuary Location; Parking Adequacy; Traffic Impact.

### **Sanctuary Location**

St. John Fisher Church was here when I moved to the neighborhood 23 years ago and it has always been a good neighbor. It has sensitively maintained the low profile, semi-rural character of the residential neighborhood in which it co-exists. However, the current Church Building Plan would bring the good neighbor policy to an end. The current plan, placing on the sanctuary on the corner of Crest Road and Crenshaw Blvd., would obtrusively tower over the neighborhood. Many of the church's neighbors, myself included, feel that it would make very good sense to relocate the sanctuary further back on the 9.2 acres to diminish the negative impact on its surrounding neighbors. There are multiple possibilities that would allow our neighbor, St. John Fisher Church, to preserve the character of the established neighborhood.

1. Move the sanctuary back to the location where the proposed "New Administration Building" is planned, plus flip the current sanctuary building-plan, so that the steeple would be located more in the center of the property (placing the steeple on the east side of the sanctuary). The low-profile administration building and the school playground could be moved to the northwest corner of the church property (Crest Road and Crenshaw Blvd. intersection) maintaining the large trees and foliage around the perimeter.
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I am sure that the church's architect can come up with many creative location solutions that will be acceptable to the surrounding neighbors.

### **Parking Adequacy and Impact**

The number of parking spaces that the church has determined as needed, 331, is also a topic of concern.

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2. There has been talk of reducing the number of masses. This would cause more people to be attending each service and would increase the number of parking spaces needed.
3. With a new and beautiful sanctuary, many more parishioners may come to church, increasing the parking impact.

4. The current plan has stairs leading up to the church from the street. The stairs will encourage parishioners to park on the street as a matter of convenience. Many, if not most, able-bodied people will opt to park on the street to avoid the time and traffic created by a long line of cars leaving the parking lot at the end of the church service. (One of the Planning Commissioner's admitted to doing this, already.) Crest Road and Crenshaw Blvd. will be lined with parishioners' cars. This will result in an aesthetic problem for the neighbors as well as a traffic problem.

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2. There is a park at the end of Crenshaw Blvd. as well, Del Cerro Park. Saturday and Sunday are also the most popular days for going to the park.

Sincerely,

Maude Landon  
Island View Resident

Homeowners in Island View and Valley View Road  
Concerned About Certain Aspects of the  
St. John Fisher Master Plan

**RECEIVED**

JUL 15 2008

To the Planning Commission of Rancho Palos Verdes

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Re July 22 Hearing Process

There are less than 130 homeowners living along Valley View Road and in Island View, most of whom oppose certain aspects of the St. John Fisher Master Plan. There are 3,000 parishioners of the church, most of whom support the proposed plan. The hearing on June 24<sup>th</sup> reflected the impact of these numbers. Far more supporters of the plan were given an opportunity to speak during the first hour or so of the hearing. Many opponents had to leave when the hearing dragged on after midnight.

To provide a level playing field, we suggest the following procedure. When persons sign up with a request to speak, they should be asked whether they are for or against the current plan. The requests of all of those for the plan should be collected in one pile and those against in a second pile. The Commission should then draw a name from the proponents pile first and then one from the opponents pile and thus alternate between proponents and opponents until all speakers have had the opportunity to present their views.

All speakers should be requested to state whether they are residents of Rancho Palos Verdes

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

7/15/2008  
**RECEIVED**

JUL 15 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Director of Planning and Ms Leza Michail,

May I ask why there were no new silhouettes put up for the revised plans regarding the proposed St John Fisher building? Because of this, please delay and put a "continuance" on your July 22, 2008 meeting regarding the proposed St John Fisher building until all residents in the surrounding area can view and understand the impact and significance of such a massive, towering structure in their neighborhood.

Thanks you,  
Gary Long

P.O. Box 3098  
Palos Verdes Peninsula, Calif 90274

~~Handwritten Signature~~

## EduardoS

---

**From:** Yola Gerst [bkrisy1@yahoo.com]  
**Sent:** Tuesday, July 15, 2008 3:04 PM  
**To:** eduardos@rpv.com; pc@rpv.com; lezam@rpv.com  
**Subject:** St.John Fisher bells

RPV Planning Committee

Re: St.John Fisher project

Will someone please get SJF church to state just exactly how long the bells will ring and what days.

According to their petition the bells are to ring Monday thru Saturday 8am, noon, 5:05pm and 6pm and on Sunday from 8:50 am, 10:35am, noon, 12:20pm, 4:50pm and 6pm.

They do not state how long these "bells" are to ring and how loud.

There is an article in the PV News, June 26, 2008 issue in which the writer (Ashley Ratcliff) states that the "bells" are also going to ring during the seven Holy Day Masses (just when is that and how often during the year) before weddings and after funerals.

Do they intend to play Christmas carols at Christmas time? What about Easter how long, loud and often are they going to ring? What about All Saints Day?

There is a retreat next door, that rents out as a retreat to groups. What kind of retreat is it when there are bells ring all day?

If they are planning on using a recording and not actual bells, what is the need for such a high bell tower?

Sincerely,

Yola Gerst

July 8, 2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail,

We are the neighbors of St. John Fisher and all live near the intersection of Crest Blvd. and Crenshaw Blvd. We are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately. Please note the following concerns:

- 1) **Move the building to the middle of their 9 acre estate. Move the structure to somewhere near the middle of the 9 acre estate in such a fashion where it blends in with the local surrounding and does not bother the neighbors visually or audibly.**
- 2) **Height of building pad and structure.** In a residential neighborhood, a large and massive building that is 4-5 stories high on the corner of Crest and Crenshaw would be overbearing and unsightly. It would be visible by all nearby residences from inside and outside their residence as well as from their front and back yards. **Excavation of the building pad and lowering the building pad and the height and size of the building is required.**
- 3) **Same building standards for all.** Most of the buildings south of Crest were required to excavate their soil and were required to build their structure so that the roof lines would be lowered and blend into the nearby surroundings and not be obtrusive and block peoples view. There was a height restriction that was being enforced to protect the neighbors and local surroundings. **The same standards need to apply to the proposed St John Fisher construction.**
- 4) **Noise problem.** Allowance of this building on that corner would further increase the noise problem that already exists.
- 5) **Traffic problem.** Currently there is a traffic problem due to the large amount of automobiles accessing the St. John Fisher Crenshaw parking lot. When their parking lot is full, St. John Fisher attendees park up and down Crenshaw Blvd. These traffic patterns caused by St. John Fisher attendees results in traffic jams, delays and potential accidents. If St. John Fisher is allowed to construct this additional 20,000 sq. ft. building, the impacted parking on Crenshaw Blvd. will soon invade our own residential streets.
- 6) **Property value loss.** Residences across the street as well as other nearby residences may face potential loss of value to their existing homes due to the potentially large, overbearing, massive and intrusive proposed St. John Fisher structure and resulting noise pollution.
- 7) **Good neighbor policy.** Building such a large, massive and intrusive structure violates the basic concept of blending into the surrounding area with its neighbors and breaks the good neighbor spirit of living harmoniously together. This is a residential neighborhood zoned area. The proposed St. John Fisher building is massive, unsightly and overbearing; it imposes on nearby residences' right to privacy as well as their right to enjoy the beautiful sights, sounds and amenities that RPV has to offer.

Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped on the corner of Crest and Crenshaw and moved to a location in the center of their 9 acre estate that is less obtrusive to the neighbors and blends in with the nearby surroundings..

Sincerely,

GARY LONG  
PO Box 3098  
Palos Verdes Peninsula, Calif. 90274  
(310) 377 3546

*Jay H - 310 - 544-5293*

July 14, 2008

**RECEIVED**

JUL 14 2008

Planning Commission  
Rancho Palos Verdes

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Re: St John Fisher

**Fixing the St John Fisher Monstrosity is actually quite easy.**

1. Move the 88 foot tower to the opposite side of the proposed building, inside the property line.
2. Reduce the tower/roof height to the current zoning limit of 16 feet. Their proposal is actually 550% higher than permitted, hardly the "minor variance" the staff report indicates.
3. Eliminate ringing bells. They have survived quite nicely without them for 40 years.
4. Eliminate the gigantic sign on the wall of the proposed new building facing to the northeast and leave the vegetation that is already there. They are proposing to cut down trees and bushes that are 30 to 40 feet high. Certainly the current sign, which has been there for over 25 years has been leading people to their location.

**Sincerely,**

**Allan Colman  
18 Mela Ln.  
Rancho Palos Verdes, CA 90275**

Barbara and Bryan Bergsteinsson  
55 Santa Barbara Drive  
Ranch Palos Verdes, CA. 90275  
7/3/2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA. 90275

Dear Director of Planning and Leza Michall,

We are writing to you again as residents of the Island View community, and neighbors to St John Fisher Church. As we will be out of town for your next Planning Commission meeting we are submitting our strong objections to the proposed construction of a huge church and bell tower at St. John Fisher Church. We have viewed the revised plans for the church and appreciate the effort to reduce the size of the structure and set it back from the street, but the new version will still be inappropriate to the neighborhood. If the original plan was a 550% variance above code, the new plan is obviously still excessive.

We request that the church be required to erect a silhouette that demonstrates the new structure mass and request that the planning commission members view the new silhouette, including balloons for the bell tower, not only from Crest and Crenshaw, but from Santa Barbara Drive. It is difficult to believe that anyone who actually viewed the flags and balloon silhouette could support the construction of such an enormous structure on such a raised pad. The structure will quite literally tower over the homes and completely alter the sense of residential community that is so integral to our neighborhood. We are concerned that this small reduction in height and mass will have too little impact on the overall result.

The church's architect claims that this enormous structure is a "gift" to the community, and that it's contrast with the environment is desirable. The church representative said it is a grand plan by grand architects, intended to have an imposing presence. We, as the actual residents of the community at its base, forcefully disagree that this proposed structure is a gift in any way, or that its non-conformity is at all desirable. "Grand plans" are inappropriate in quiet residential areas.

The difficult part of this situation is that we have many good friends who are members of the St. John congregation, but these church members will attend perhaps once a week and are proud of their chosen church. We, as the community it proposes to dominate, will live with this inappropriate structure every day and listen to their proposed bells several times a day. There will be no escape for us. If we can hear the speed boats on the bay in summer there seems little doubt that we will hear the bells, whether they are redirected or not. The proposed structure and bell tower is not appropriate for a neighborhood church.

It is appropriate, perhaps, for a large urban church, and reducing it by a few feet will have little impact on its enormous height. The recorded bells and loud speaker the church proposes are extremely presumptive. Neighbors will be forced to listen to them whether they are members of this church or not. It is interesting to note that some of the church members themselves oppose these grandiose plans, saying they are completely unnecessary given that the church is full only two days a year; Christmas and Easter.

This overbearing design is positioned to maximize it's effect on the neighborhood, and it is more than significantly over code. If the church desires such a grandiose monument, why isn't it located on the inside of their huge parcel of land where they alone will live with it's dominance. Setting it back a few more feet will do little to change it's overall impact. The fact that this is a church should not be relevant. Would you allow any other entity to erect such a structure in a residential neighborhood, creating such a permanent impact on the atmosphere and design of our quiet community?

Among our concerns are the loss of privacy, noise pollution, the visual impact of such a large structure, increased traffic, and the loss of our sense of community. It is inconceivable that such a tall and massive structure will not negatively impact the community at its base.

Regretfully, we also question whether it is appropriate for members of the church to also be in a position to approve this structure. While they are undoubtedly excellent men working on the public's behalf, it is questionable whether they can fairly decide an issue when they are, in effect, the applicant.

At the last Planning Commission meeting many church members got up to speak. We wondered how they might feel about the structure and bell tower if they were neighbors, not members of that particular church. They, as we mentioned before, will have the opportunity to go home after the weekly service. We, on the other hand, will not. You should not allow an enormous church structure and bell tower to overshadow our community and permanently damage the quiet environment where we live.

Sincerely,

The image shows two handwritten signatures. The top signature is "B. Bergsteinsson" and the bottom signature is "Barbara Bergsteinsson".

Barbara and Bryan Bergsteinsson

cc. Rancho Palos Verdes City Council

**RECEIVED**

**FAX**

**JUL 14 2008**

**PLANNING, BUILDING AND  
CODE ENFORCEMENT**

To: Director of Planning and Leza Michall

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement

Fax: 310-544-5293

From: Bryan and Barbara Bergsteinsson

Fax: 310-541-2562

Pages: 2 pages following

July 13, 2008

Dear Planning Commissioners:

I am writing in support of the St. John Fisher Master Plan and urge your prompt approval of this project.

The revised plan responds directly to the issues of height, massing, and bell noise raised by a few of the neighbors at the June hearing. At the hearing, a photograph was shown, taken from the front yard of an Island View resident, illustrating this neighbor's concern about the tower height. It is difficult for many of us to understand a building based on several red balloons off in the distance, especially in a photograph. One imagines some monolithic structure. The revised plan's photographs with the model placed inside explain the project's appearance from Island View in a way that is much easier to understand, even keeping in mind that the photographs show a white cardboard model. One can begin to see the play of light and shadow of walls and windows, the nestling of the structure among the trees, and the sculptural effect of the cross against the sky.

The revised plan lowers the tower height substantially, as well as other church roof lines, and pushes the church further off Crenshaw and the corner intersection. The perception of the building's mass, therefore, is lessened greatly. The added setback also allows for an increased landscaped buffer. The neighbors across the street will mostly see a screen of trees. The building will not block views of any homeowners.

The issue of potential bell noise has been addressed by using carillon bells that enable the church to adjust the bell volume, by the lowering of the speakers to a height 16 feet above the ground, and by the placement of the speakers on a wall face directed towards the church's gathering plaza. This carillon location greatly increases the distance of the source of sound from the neighbors, further reducing any possible noise.

I would also like to respond to comments regarding the building's appearance: "it doesn't fit in to the rural landscape of RPV, it is too modern", etc. The surrounding neighborhoods are a relatively dense mixture of styles, including ranch and colonial styles. These large tract homes most certainly are not rural in nature. Nevertheless, as stated several times at the last hearing, this building will stand out. It is a church, not a residence. It is meant to be a community landmark. It is not a hard concrete building, but a structure rich and warm with natural materials and softened by lush landscaping. Its design is the result of many months of planning involving hundreds of enthusiastic and committed parishioners.

Lastly, I would like to address parking concerns. The parking narrative and sheet AO.9 of the original plans clearly show that the proposed plan's parking needs are met. The peak time on Sunday centers around the largest mass of the morning, the 10:45 AM mass, and religious education classes that begin at 10:30 AM. Some families attend the earlier 9 AM mass and leave their children for RE class, picking them up an hour later. Other parents attend the 10:45 mass while their children are in class. In either case, children do

not drive themselves to religion class. The 290 parking spaces required for the church for mass and the 38 required by code for the teachers of the 19 classrooms plus the 3 rectory spaces equals the 331 provided spaces.

Thank you for your consideration of this letter. Again, I urge your timely approval for the St. John Fisher project.

Sincerely,

Lisa Hunt Counts, AICP  
4979 Silver Arrow Dr.  
Rancho Palos Verdes, CA 90275

## EduardoS

---

**From:** Joel Rojas [joelr@rpv.com]  
**Sent:** Tuesday, July 15, 2008 8:08 AM  
**To:** 'Leza Mikhail'  
**Cc:** 'EduardoS'; 'Marsha Zents'  
**Subject:** FW: St. John Fisher Project

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

From: Lisa Counts [mailto:lhuntcounts@aol.com]  
Sent: Monday, July 14, 2008 2:39 PM  
To: pc@rpv.com  
Subject: St. John Fisher Project

July 13, 2008

Dear Planning Commissioners:

I am writing in support of the St. John Fisher Master Plan and urge your prompt approval of this project.

The revised plan responds directly to the issues of height, massing, and bell noise raised by a few of the neighbors at the June hearing. At the hearing, a photograph was shown, taken from the front yard of an Island View resident, illustrating this neighbor's concern about the tower height. It is difficult for many of us to understand a building based on several red balloons off in the distance, especially in a photograph. One imagines some monolithic structure. The revised plan's photographs with the model placed inside explain the project's appearance from Island View in a way that is much easier to understand, even keeping in mind that the photographs show a white cardboard model. One can begin to see the play of light and shadow of walls and windows, the nestling of the structure among the trees, and the sculptural effect of the cross against the sky.

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large tract homes most certainly are not rural in nature.

Nevertheless, as stated several times at the last hearing, this building will stand out. It is a church, not a residence. It is meant to be a community landmark. It is not a hard concrete building, but a structure rich and warm with natural materials and softened by lush landscaping. Its design is the result of many months of planning involving hundreds of enthusiastic and committed parishioners.

Lastly, I would like to address parking concerns. The parking narrative and sheet A0.9 of the original plans clearly show that the proposed plan's parking needs are met. The peak time on Sunday centers around the largest mass of the morning, the 10:45 AM mass, and religious education classes that begin at 10:30 AM. Some families attend the earlier 9 AM mass and leave their children for RE class, picking them up an hour later. Other parents attend the 10:45 mass while their children are in class. In either case, children do not

drive themselves to religion class. The 290 parking spaces required for the church for mass and the 38 required by code for the teachers of the 19 classrooms plus the 3 rectory spaces equals the 331 provided spaces.

Thank you for your consideration of this letter. Again, I urge your timely approval for the St. John Fisher project.

Sincerely,

Lisa Hunt Counts, AICP  
4979 Silver Arrow Dr.  
Rancho Palos Verdes, CA 90275

## Leza Mikhail

---

**From:** jtcounds@aol.com  
**Sent:** Saturday, July 12, 2008 4:12 PM  
**To:** lezam@rpv.com  
**Subject:** Saint John Fisher Church building project

Planning Commission  
Rancho Palos Verdes, CA 90275

Dear Commissioners,

I am writing to you in support of the proposed Saint John Fisher Church building project.

I attended your hearing last month at Hesse Park and was amazed at the overwhelming support that the community has for this project. It seems obvious to most people that a new church at this location will not only help the local parish finally obtain their much needed worship center, but the building itself will also be a breath of fresh air for our city. The design couldn't be better. The location is outstanding. The care taken to blend with the environment is quite heartening. It will truly improve our area of the peninsula and be a beautiful landmark with which we can all be proud.

What was also obvious to me from last month's meeting was that the opposition to this project consists of a few neighbors who live adjacent to the Crest / Crenshaw intersection. I can appreciate the concern these people have for this project since it is so close to the location of their homes. Unfortunately, they exhibited great fear and horror at what they perceived to be a giant skyscraper of metal and noise encroaching on their peaceful little neighborhood. They obviously had no idea what the project was really all about before they came to the meeting. People normally fear what they do not know or understand.

By the end of the meeting, amazingly enough, these same opponents to the project didn't change their misconceptions. After every fear they had was laid to rest, after every unknown was explained, after every horror was proved to be unfounded, these few neighbors refused to listen and understand.

The facts remain clear. This project will not really impact these neighbors at all. There will be no increase in traffic. There will be no increase in noise. There will be no view blockage. There will be no pack of Roman Catholics blaring recorded Christmas music and ringing hand bells in their neighborhood at midnight.

What is also painfully obvious is that the architect and the church parish community is bending over backwards to be a good neighbor and has already modified the original plans by reducing the height, width and breadth of their church, reducing any possible noise from synthetic bells, and moving the closest point of the structure further away from the street. The only possible modification left would be to simply not build a church at all.

...and maybe that's what the few opposing neighbors really have in mind.

Please look at the facts and approve this beautiful project in its entirety. Thank you for reading this email.

Sincerely,  
John T. Counts  
4979 Silver Arrow Drive  
Rancho Palos Verdes, CA 90275  
(c) 310-344-9747  
jtcounts@aol.com

---

The Famous, the Infamous, the Lame - in your browser. [Get the TMZ Toolbar Now!](#)

## Leza Mikhail

---

**From:** Rick Daniels [rdaniels@cox.net]  
**Sent:** Saturday, July 12, 2008 10:44 AM  
**To:** lezam@rpv.com  
**Subject:** Revised St. John Fisher Building Plans

Leza,

We have reviewed the redesigned building plans for the St. John Fisher building project and we think that this version incorporates significant revisions that should address the concerns of the neighboring community expressed at the June 2008 RPV Planning Commission meeting regarding the imposing nature of the new church building itself, the height/visibility of the bell tower and the noise from the recorded bells/chimes.

We have been involved in numerous St. John Fisher meetings over the past few years as this building project has evolved. The Parishioners actively participated in the requirement and planning stages of this project. Our children's generation will be severely impacted by the reduction of priests leading to larger and less frequent Masses. Also, there is an urgent need for more safe and enriching places for the youth of our parish and wider community. We feel that all of this demonstrates the importance of continuing to move forward on this comprehensive building project.

Regarding neighborhood concerns about traffic, we can only reiterate what we spoke about at the June Planning Commission meeting which is that traffic is a factor of mass schedules and the number of parishioners which can and probably will change independent from any St. John Fisher building projects (i.e., "traffic will be what it will be"). As for parking, we are satisfied with the parking plans that have already been reviewed by the RPV and would also point out that other facilities on Crenshaw (such as the Art center) sometimes have events that cause parking to overflow onto Crenshaw. Even if St. John Fisher's parking overflows onto Crenshaw and possibly Crest, this would be a relatively infrequent occurrence and would not be something that the surrounding neighborhoods would have to deal with for more than an hour or so once each Sunday (i.e., 10:45 mass and religious education).

In summary, we are very strong supporters of the St. John Fisher building program and hope that the RPV Planning Commission will approve the current set of plans that will be discussed at the July 22nd meeting.

Sincerely, Rick and Lori Daniels

## Marsha Zents

---

**From:** Joel Rojas [joelr@rpv.com]  
**Sent:** Sunday, July 13, 2008 1:36 PM  
**To:** 'Marsha Zents'  
**Subject:** FW: St. John Fisher Project- upcoming hearing

---

**From:** Tommy Draffen [mailto:tommyd@audiocomponents.com]  
**Sent:** Sunday, July 13, 2008 1:18 PM  
**To:** lezam@rpv.com; pc@rpv.com; jeff@jefflewislaw.com; davidtomblin@sbcglobal.net; pltetreault@netzero.com  
**Cc:** Lisa Counts  
**Subject:** St. John Fisher Project- upcoming hearing

Dear Commissioners,

During a previous Rancho Palos Verdes Planning Commission Meeting there were various speakers against the proposed new St. John Fisher Church project. The terms massive and noise pollution seemed to be the central theme. It should again be pointed out that each neighbor from the Island View community chose to move to that neighborhood long after the church, and its original site plan to build a permanent structure at the corner of Crenshaw and Crest, was established.

It must be assumed that the constant use of "massive" in letters and comments was strictly hyperbole. Massive was used to describe not only the proposed church but also the "massive" line of cars streaming into the church parking lot, the "massive" cars themselves. We should also believe the new church would plunge the neighborhood into darkness. All the residences adjacent to Crenshaw have "massive" shrubs lining their back yards which, no doubt, they use for noise abatement. They also restrict their view. I am sure these shrubs are their choice and if a completely unobstructed view were their chief desire the shrubs would have been eliminated long ago.

We also heard the terms noise pollution and environmental impact as if there was a danger of some acid rain of sound. Various opponents complained of Christmas music, normal church activity, overhearing sermons, as well as the proposed new tower chimes all under the same guise of "noise pollution". Do we now call children playing in the school yard "noise pollution"? Are singing and rejoicing in church "noise pollution"? Do sharing coffee and donuts after mass create "noise pollution"? Do the chimes from the tower played for an average total 3-4 minutes a day (all between the hours of 8AM and 6PM) qualify as "noise pollution"? Local zoning provides for private and public spaces for various uses. Governments set aside parks, thoroughfares and school sites for the public good. They all serve a purpose. They all have sounds of life and a vibrant community, not "noise pollution".

St. John Fisher Church is a vital part of the Palos Verdes Peninsula and currently serves over three thousand families. Many families have committed a great deal of time as well as major financial support to see this vision become a reality. The staff and church community worked together for the past few years to develop a plan that enhances our worship, as well as creates a welcoming and visible structure that all other churches on the hill already have. The new church will be a beautiful new community landmark and replace a non-descript corner covered with wrought iron and ivy. It will be a beautiful *Light on the Hill* where all are welcome.

I respectfully request that you approve the new plan as submitted during your meeting on July 22.

Sincerely,

Tommy Draffen  
30215 Avenida Selecta  
Rancho Palos Verdes, CA 90275

*Philip L. Johnson  
5340 Valley View Road  
Rancho Palos Verdes, California 90275  
Tel: (310) 544-9803  
Fax: (310) 544-9843*

## TELECOPY TRANSMITTAL

July 13, 2008

TO: Ms. Leza Mikhail

FIRM: Planning Department

CITY &amp; STATE: Rancho Palos Verdes, CA

TELECOPY NUMBER: (310) 544-5293

TELEPHONE NUMBER: (310) 544-5228

FROM: Philip L. Johnson

NUMBER OF PAGES INCLUDING THIS COVER PAGE: 2

Our Fax number is (310) 544-9843. If there are any problems receiving this message, please call (310) 544-9803.

## SPECIAL INSTRUCTIONS/MESSAGE

Please see the attached letter dated July 13, 2008 addressed to Joel Rojas, AICP.

X Original WILL NOT follow.

Original WILL follow by:

U.S. Mail

Overnight Service

Other

July 12, 2008

Mr. Joel Rojas  
Planning Commissioner  
City of Rancho Palos Verdes

Re: St. John Fishers Building Plan

Mr. Rojas,

As I will be in New York at the time the next Planning Commission hearing is scheduled for the St. John Fishers building plan, please consider the following in any deliberations and decisions regarding this application.

The objections that I am making to the current plan are primarily from my own perspective as a homeowner whose rear living area overlooks the whole of the St. John Fishers campus but I am also reflecting inputs I have received from other Villa Verde residents as I am the president of the HOA.

The ringing of bells should not be allowed. The acoustics in this area are such that the services from the current church are not only audible at my home, but often are fully intelligible. All Villa Verde residents who have commented on the plan, about half of the thirty-three residents, have expressed objection to the bells. Noise is a form of pollution.

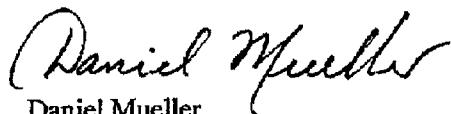
The architecture of the building should be in Mediterranean style consistent with all other structures on the Peninsula. Further, a church tower of the height proposed would be an intrusive eyesore. The churches on Crestridge have towers that are excellent examples of what should be permitted and their architectures are also in line with the community.

While it is understandable why the church would like to keep the existing sanctuary structure and convert it to other uses, the proposed placement of the new sanctuary is too close to the Crenshaw-Crest corner. In addition to being an unsightly building to look at, this would add to the noise level in the neighborhood during services. Interestingly, I would think that the church would be concerned about the impact that the noise from the intersection traffic would have on their services. The argument that the proposed site is where the original sanctuary was supposed to go is moot as Island View, Villa Verde and many other homes have been added since then and the considerations of the past did not have to take into consideration these homes.

The proposed steps to this corner should not be permitted as anything that would be conducive to added pedestrian traffic to a corner that is already recognized as dangerous by its sign posting (although one sign was lost during construction at the northeast corner) is opening the City to liability issues.

The bells and the proposed architecture are probably more acceptable the further away one lives from them. I lived across the street from a church for many years and know that up close, they are maddening.

Thank you for your consideration.



Daniel Mueller  
14 Mela Lane

Joel Rojas, AICP  
Director of Planning, Building and Code Enforcement  
Leza Mikhail, Associate Planner  
City of Rancho Palos Verdes  
3040 Hawthorne Blvd.  
Rancho Palos Verdes, Ca

Re: St. John Fisher Catholic Church Master Plan Project  
Case No. ZON2007-00492

Dear Mr. Rojas & Ms Mikhail:

In regards to the application for case no. ZON2007-00492 (The St. John Fisher Church Master Plan Project), I would like to request copies of all emails between staff, emails with the Planning Commissioners, any staff notes taken and emails with/from the applicant. Accordingly, pursuant to the *California Public Records Act*, I formally request a complete copies of all emails and letters and any other form of notes or records within the City of Rancho Palos Verdes file on the St. John Fisher Master Plan, case no. ZON2007-00492. This project was agenda item number 5 during the Planning Commission meeting held on June 24, 2008 and continued until July 22, 2008. Pursuant to the *Public Records Act*, the city must respond to this request within ten (10) days and I hereby demand a written response within that time frame. I am prepared to pay any statutory fees (copying costs) set by the Legislature, which does not include search, review or deletion charges. Pursuant to the act, if only partial production is provided, the city must justify the withholding of all records withheld.

Please acknowledge receipt of this email and its attached request for documents to be produced by the City of Rancho Palos Verdes within the statutory time frame.

Sincerely,

Alan M. Weissman

RECEIVED

E. Bruce Butler  
Santa Barbara Drive  
Rancho Palos Verdes, CA 90275

JUL 10 2008

July 10, 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Re: St. John Fisher Master Plan

Memorandum to the Rancho Palos Verdes Planning Commission:

The legal issues facing the Commission are quite simple.

**1. The Commission can not make the conclusion required by Subsection 17.60.050.3 of the RPV Municipal Code that “there will be no significant adverse effect on adjacent property or the permitted use thereof.”**

On its face, it is untenable that such a conclusion could be made for a structure sited near the edge of a nine acre property on a pad 20-30 feet higher than the pads of residential homes which are across the street from a proposed 43 foot building. The building is designed with a roof-line of varying heights, with the highest point intentionally placed to be opposite the homes in Island View, towering 60-70 feet above them. The argument that articulating the building eliminates bulk, mass and height issues is specious. While this architectural technique minimally reduces the appearance of a massive structure, it is still a massive structure towering over residential homes. It is interesting to note that the reason the Applicant gave in its request for a partial exemption from the strict Silhouette Construction Rules was “the height of the silhouette story poles.” [Staff Report p. 24]

The proposed steeple is 60 feet above its pad and towers 80 feet above several homes in Island View. To suggest that such an imposing structure does not have a significant adverse impact on adjacent properties is not a conclusion the Planning Commission can make based on the information before it.

The pictures used by the applicant to show the relationship of the revised plan to the impact on Island View residences are at the 500 foot line (Section C) and well outside this line (Section D). No attempt was made to show the impact of the massive structure on the homes most significantly impacted. As the pictures in Section D clearly show these impacted homes are down a modest slope. The Commission thus has no basis for making the finding required by the RPV Municipal Code. The only picture presented at the hearing on June 24-5 showed the dramatic impact on one homeowner’s property. This photograph alone precludes the Commission from making a finding of no significant adverse effect.

Because the Commission can not make the finding required by Subsection 17.60.050.3 of the RPV Municipal Code on the present record, the revised plan requires new silhouetting before the required finding can even be considered, especially in light of the failure initially to comply with the RPV Council’s strict rules on silhouetting in June.

The renderings from Santa Barbara Drive included in the revised plan (pages 9 & 10) show that the prior silhouette was inaccurate and deceptive. This silhouetting also will remedy the defect in the prior silhouetting where the Commissioners did not view the impact from the perspective of the homes in Island View.

If the Federal Aircraft Administration requires an aircraft warning light on the top of the cross, the number of homes having a significant adverse effect will increase dramatically. There are then at least 30 homes impacted by the light in Island View and a significant number on Mela Lane.

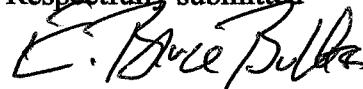
The attempt to use the Wayfarers Chapel as somehow creating a standard for religious structures is unsupportable and reflects a lack of understanding of the culture of the Palos Verdes peninsula. The nearest residential home to the chapel is more than 350 feet away and the pad of this home is 80 feet above the 74 foot steeple. There are no homes across the street from the Church of Jesus Christ-LDS church and the back of the church is buffered by a substantial parking lot. Residences closest to St. Peters By The Sea are higher than the pad of the church and are across a four lane highway with a center divider and were built long after the church. Vistas and natural beauty are a central part of the culture of the residential parts of the Palos Verdes community.

The Commission can not conclude that there will be no significant adverse impact from parking issues that will be created by the increased parking on Crenshaw Blvd., on Valley View Road, on Crest Road as well as in Island View community during construction and by the reduced parking on site when construction is completed. Valley View and Island View are residential communities without sidewalks because they are unnecessary given the limited traffic within these communities. The Commission can not conclude that parking is not a significant adverse impact on Island View and Valley View during construction and afterwards in light of the reduction in the number of masses which therefore will increase the demand for parking spaces at a time when the parking spaces will be reduced from 359 to 331. [See Staff Report at pages 160, 187-8 and 196]

Nor can the Commission conclude that the noise created by the proposed bells, the increased ambient noise created by increased parking on Crenshaw, Valley View and in Island View and noise from the new building and the gymnasium are not significant adverse impacts. The proposed modification to restrict the placement of the bells is not sufficient. The noise will still cascade down from 36 feet above surrounding homes. The survey conducted as part of the review of Saint John Fisher's 1993-94 application for a bell tower [Staff Report pages 180-1] indicates clearly that church bells in residential communities are inappropriate on the Palos Verdes peninsula and are permitted only when not sited in residential communities (Wayfarers Chapel and Saint Peters by the Sea).

2. The Commission can not make the conclusion required by Subsection 17.60.050.6 of the RPVMC that adequate requirements to protect the health, safety and general welfare have been imposed. The staff report does not address the issue of light from the building in the evening. Nor does it address adequately the construction vehicular ingress and egress. [See Staff Report pages 195-6] The inadequacy of addressing noise issues has been described in Section 1.

Respectfully submitted



Island View Resident and Retired Attorney

Donna Hulbert  
11 Coveview Dr.  
Rancho Palos Verdes, Ca. 90275

Leza Mikhail  
Planning Commission Members  
Msgr. David A. Sork

Gentlepeople:

I attended the planning commission meeting on June 24, 2998 regarding the proposed St. John Fisher expansion, after having submitted in writing my concerns regarding the project to the planning department and the commission members. I stayed until the end of the hearing, and listened to the views expressed by those in support of the project and those with concerns, as well as the commission members views expressed in the "straw poll," I have also reviewed the revised proposed design, and have these additional comments to make.

My two primary concerns at the time of the first hearing were the storage of construction equipment and the parking plan. I want to address those first. In addition having listened to the speakers at the hearing, I also want to address the height of the design and the ringing of bells.

First with respect to the construction equipment storage I noted that the staff report restricts the "staging of equipment or accumulation of vehicles in public rights of ways." I want to reiterate that there should be no parking of construction equipment or the vehicles that transport that equipment to and from the site overnight or for any longer period of time. I am not sure the phrase "staging of equipment or accumulation of vehicles" covers that. As I mentioned in my previous letter the street parking of the vehicles overnight is a safety hazard under any conditions, but even more so when one considers the dense fog that we experience in this particular area several nights of the year. I would request that the final approval of the conditional use permit make clear that no parking be allowed on the public rights of way. I also have concerns about the enforcement of conditions set forth, and noted in the report that a Noise Disturbance Coordinator was required to police the noise compliance issues. Perhaps their duties could extend to construction equipment staging, accumulation and parking compliance.

I also noted in the original staff report that property owners within  $\frac{1}{4}$  mile be notified of each phase of the construction project. I would like to request that that radius be extended. I live nine tenths of a mile away and would like to know when for example the trucks will be hauling dirt away from the site, and about other things that might affect my drive time. Perhaps an interested parties list could be developed for emails. I understand there will be some posting at the site, but visiting the site periodically to find out what is

happening is inconvenient, and would probably add to the congestion already there. Email is probably the best way to disseminate the information

Secondly, at the hearing that further information was requested with respect to the parking situation with the new plan. I have read the additional material submitted in the revised proposed design and have looked again at the original material regarding parking submitted by the applicant. The information submitted does not address the requirements of Title 17, specifically 17.50.20 one space for every three permanent seats in use or the alternative square footage test. I do not understand why the Applicant does not use the formula set forth in the code for the busiest time of the week at the Parish. The relevant period to consider is the 10:45 Mass and religious education classes ongoing **at the same time**. Msgr. Sork, in his address to the council on June 24, stated that St. John Fisher provides religious education to over 700 children. Having enrolled my children in the program, I have been told that the Sunday classes are the most popular. In the past there have been three class times offered for each grade level. Assuming that the class attendance is evenly divided (when in fact Sunday is more crowded), there would be a minimum of 233 seats in use for religious education (not counting the people teaching the classes) requiring 77 parking spaces allotted (the parking table submitted by the Applicant allots fewer than 40 spaces). The new sanctuary will seat 870 (requiring 290 parking spaces). Using only the two activities taking place concurrently on Sunday beginning at 10:45, 367 seats are required by the Code, and the plan has only 331 spaces. Alternatively using the square footage test—for just the sanctuary alone, not the classrooms—368 spaces are required.

The applicant does not want the commission to rely on the observations of parishioners who have been in the lot, and have found it full. They do not want the commission members to rely on their own observations from June 22. Rather the Applicant submits parking space counts they claim to have kept for some purpose, and data they apparently collected on June 22 (a month when there are no religious education classes, and during the summer when Msgr. Sork acknowledged Church attendance to be lower than during the rest of the year.) This approach is flawed in many ways. The code requirements should be the determining factor. I am sure the Code regulation for parking was adopted not to be arbitrary, but rather because it provides a realistic estimation of actual parking requirements depending on the use of the property. A Church use is specifically delineated in the Code. I am at a loss to understand why the Applicant is so reluctant to provide adequate parking according to the code. Having adequate parking benefits the Applicant as well as the surrounding neighbors. In my earlier letter I had suggested the Church explore overflow parking with the Daughters of Mary and Joseph Retreat Center. If that works then the problem is solved. Everyone understands that on Christmas and Easter there will be overflow onto the surrounding streets. No one is suggesting the lot needs to accommodate a crowd that occurs only twice a year. But an expansion should not be approved that cannot comply with Code requirements for the weekly Sunday masses and concurrent uses.

One thing I took away from the hearing is the impression that most of the neighbors are not trying to be unduly restrictive. They applaud doing something to help the youth of

the parish. Many acknowledge the design to be beautiful, although not what they expected. The Applicant seems to think that everyone is trying to stop their construction completely, instead of just trying to minimize its adverse affects on the surrounding community. So many in support of the project accused those opposed of not having the facts. In reviewing the comments and letters appended to the initial staff report, I was impressed that Mr. Butler had taken the time and done the research to list the other Churches in City and their heights and the status of bell ringing. In contrast to the Applicant who chose to compare this project only to Wayfarer's Chapel and St. Peter's (the two tallest facilities located in neighborhoods arguably the least similar to St. John Fisher's neighborhood). The Applicant then still sought a height 14 feet above the highest of those two Churches. I think this commission ought to be impressed with the quality of the opinions expressed by many with concerns, especially when one considers that unlike on behalf of the Applicant, no one was being paid for their work. No one had a team of people to present impressive visual aids. The comments had to be submitted with a deadline those in opposition had no part in choosing.

After reading the report and listening to the speakers at the hearing, I realized that the height of the tower and the sound of bells matters to a lot of people. With respect to the height of the building, there can be no denying that the 3 homeowners in Island View nearest to the corner with their properties backing up to Crenshaw are affected a great deal (the Beluskos, the Longs and the Blonds). The test in approving a structure is that it have "no significant adverse effect on adjacent property or the permitted use thereof." I believe the existing design has a significant adverse effect on their property values. Any potential buyer of those properties now would want to know about the proposed building across the street. I think any real estate broker representing a buyer would be remiss in their duties to their client if they did not tell their client what was proposed. And I think any real estate broker representing a seller would be risking a later lawsuit by not disclosing what could happen on this corner.

I was struck by a comment made by Mr. Tomblin (I think it was him) in the matter set for hearing before the St. John Fisher matter on June 24. The topic of discussion was the views from the various units with respect to a project on Highridge. Apparently with the revisions made by that Applicant only Unit 7 still had significant impact to their view. Mr. Tomblin's comment was something to the effect of regardless of the improvements with respect to numerous other units, it still mattered a great deal to Unit 7 that their view was impacted. Similarly, I think the height and design of the Church still matters a great deal to a significant number of people in Island View and Valley View.

I have looked at the pictures submitted by the Applicant showing the view from various places in the neighborhood. I have seen the pictures with the new design demonstrated in the pictures. I do not believe the pictures accurately show what the brain processes when the silhouette is in place. What started my involvement at all in the comment process was actually seeing how massive the silhouette was when I was up at the Church. I think that before any decision is made, that some reasonably accurate depiction of the structure (whether by silhouette or other means) should be in place for residents to comment and perhaps for the commission members to see for themselves. I know this would involve

additional time and expense, but it was the Applicant who chose to press for an 88 foot height, even in light of its experience in 1994 with a 50 foot height. To its credit at least the Applicant has an architect with 25 years experience in the design of churches who has the talent to make further modification and design changes that are thought necessary. I do believe the modifications so far have made an improvement. I cannot fathom why the Applicant did not start with this design in the first place.

My final topic is the proposed the bell ringing (actually the sounds of bells played through a speaker). Again, the Applicant is seeking much more now than what it did in 1994, which generated so much adverse comment. It is very clear a number of people object to the bell ringing. I realize many parishioners are in support of it, but most parishioners live too far away to hear the tape on a daily basis. Many people who will hear the tape daily, do not want to hear it. Why not just play the tape on Sunday when the people are at Church? The plan in 1994 for the bell tower was abandoned by the Applicant, according to the Staff report because of funding restrictions, and according to a parishioner at the meeting in June because they could not finish before Christmas. Perhaps part of the reason was back in 1994 the people at the Church at the time realized it was not the most neighborly thing to do in light of the opposition.

I think most people realize the Church has the right to expand to meet its needs (a place for youth to gather and more seating for parishioners in the sanctuary). The Church also has the obligation consider the neighborhood as it exists now. The Code does not grant advantages to being the first in the neighborhood. Our society is becoming less homogeneous. What is inspiring to one person may be an annoyance to another. Probably many parishioners who support bell ringing would object to the sounds of a muezzin in their neighborhood calling the faithful to prayer. It is very difficult for an advocate to understand an opponent's point of view, which is why our system relies on neutral decision makers applying applicable law and standards to harmonize various interests to the extent possible. Thank you for your consideration.

Respectfully submitted,

Donna Hulbert

## **Leza Mikhail**

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**From:** Joel Rojas [joelr@rpv.com]  
**Sent:** Thursday, July 10, 2008 1:31 PM  
**To:** 'Leza Mikhail'  
**Subject:** FW: SJF Design

---

**From:** rr90275@aol.com [mailto:[rr90275@aol.com](mailto:rr90275@aol.com)]  
**Sent:** Thursday, July 10, 2008 12:30 PM  
**To:** planning@RPV.com; Lezame@RPV.com  
**Subject:** SJF Design

Dear Planning Commission and Leza, I am writing as a very concerned home owner in Island View about the design of the SJF project. I am in favor of a new facility for the Church, but one that fits into the neighborhood. The design is ultra-modern, oppressive in scope and totally out of line with our rural area. I was told that they had other renditions made and I would appreciate it if the Commission takes a look at the other choices before ever approving what is before us now. We all want to enjoy this neighborhood and are happy to have a Church fit in!! A gigantic Architectural EYESORE is not in the best interest of anyone. Thank you, Robin Rome

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CERTIFIED SPECIALIST - TAXATION LAW  
PROBATE, ESTATE PLANNING & TRUST LAW  
THE STATE BAR OF CALIFORNIA  
BOARD OF LEGAL SPECIALIZATION

**DOUGLAS BUTLER**

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

28441 HIGHRIDGE ROAD, SUITE 303

ROLLING HILLS ESTATES, CALIFORNIA 90274-4872

(310) 265-9999  
FAX (310) 265-4995

**RECEIVED**

July 7, 2008

JUL 08 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Joel Rojas  
Director of Planning  
Planning, Building and Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Opposition to Proposed Variance  
St. John Fisher Master Plan Remodel and Expansion  
Case Number ZON 2007-000492

Dear Mr. Rojas:

This letter is an objection to the request for a variance to allow a garage to encroach 14 feet within the required 20 foot east side yard set back.

The parcel is over 9.2 acres. There are numerous locations on the property where a 454 square foot garage could be placed. There is no justification to encroach into the 20 foot side set back.

The proposed placement of the "maintenance" garage will cause unnecessary noise to adjoining properties. The location and orientation of the maintenance garage is designed to maximize the noise to the adjacent residences. If the garage were relocated, the garage entrance could face the interior of the property and reduce noise and fumes to neighbors.

The St. John Fisher master plan has proposed intensive development on the site. The intensive development is inappropriate for the neighborhood.

Joel Rojas  
Director of Planning  
July 7, 2008  
Page 2

Please deny the requested variance and slow down the inappropriate development.

Any garage should not be built in the required set back and should be oriented to reduce noise and fumes towards adjoining neighbors.

Very truly yours,



DOUGLAS BUTLER

DB:rs

Butler\RentalProperties\ValleyView\  
PlanningCommission5-Variance.Ltr-070108

## Leza Mikhail

---

**From:** Joel Rojas [joelr@rpv.com]  
**Sent:** Thursday, June 26, 2008 10:10 AM  
**To:** 'Leza Mikhail'  
**Subject:** FW: St. John Fischer Modernization Project

---

**From:** Akingrl@aol.com [mailto:[Akingrl@aol.com](mailto:Akingrl@aol.com)]  
**Sent:** Thursday, June 26, 2008 10:06 AM  
**To:** pc@rpv.com  
**Subject:** Re: St. John Fischer Modernization Project

Mr. Jim Knight,  
We live on Mela Lane in RPV and are concerned about the proposed project. When school is in session, we can hear the children at play from inside our house. This is a pleasant sound. This is our concern: If we can hear children's voices so clearly from inside our house, how much louder would the sound of bells resonating be? Hearing this every day, several times a day may not be so pleasant. Please consider this proposal carefully. Thank you for your attention.

Grant and Karen Murray  
42 Mela Lane  
Rancho Palos Verdes, CA. 90275

---

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

## Leza Mikhail

---

**From:** bkrizia@aol.com

**Sent:** Tuesday, June 24, 2008 6:21 PM

**To:** davidtomblin@sbcglobal.net; jeff@jefflewislaw.com; pltetreault@netaero.com; pc@rpv.com; LezaM@rpv.com

I had an opportunity to glance at your community website [www.palosverdes.com](http://www.palosverdes.com) while looking for websites related to community and civic organization.

I am greatly impressed by your site and was at awe at magnitude of the St. John Fisher Master Plan.

As a person who appreciates art and religious education, I believe this project is a perfect blend of both. And as such, I hope to see this project complete each phase of the plan especially the 18,400 square foot sanctuary, 1,289 square foot art room, and 1,217 square foot school library.

I've driven past this neighborhood several times while carpooling pre-school kids and attending religious services, so I think this project would be a great addition to such an open space.

Speaking of driving around the area, I commend all those responsible for keeping the traffic in the area manageable, especially during church services.

Keep projects like these in the your committee's horizon.

Thanks.

---

[Get the Moviefone Toolbar.](#) Showtimes, theaters, movie news, & more!

## Leza Mikhail

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**From:** otdavid@unifiedcare.com  
**Sent:** Tuesday, June 24, 2008 6:16 PM  
**To:** davidtomblin@sbcglobal.net; jeff@jefflewislaw.com; pltetreault@netzero.com; pc@rpv.com; LezaM@rpv.com  
**Subject:** St John Fisher building project

I had an opportunity to glance at your community website [www.palosverdes.com](http://www.palosverdes.com) while looking for websites related to community and civic organization.

I am greatly impressed by your site and was at awe at the magnitude of the St. John Fisher Master Plan.

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Speaking of driving around the area, I commend all those responsible for keeping the traffic in the area manageable, especially during church services.

Keep projects like these in the your committee's horizon.

Thanks.

# RECEIVED

JUN 25 2008

RPV FAX: 310  
544-5293

PLANNING, BUILDING AND  
CODE ENFORCEMENT

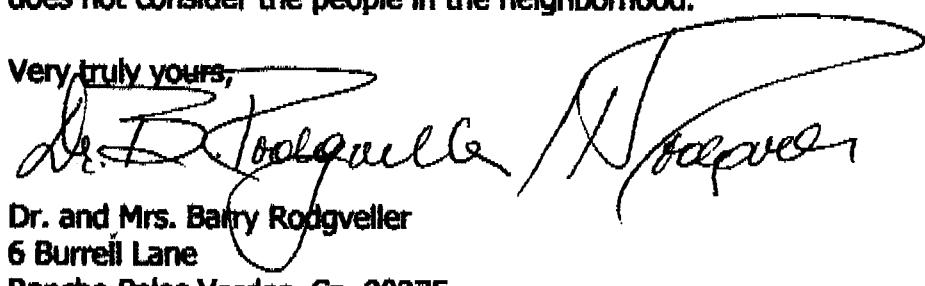
R.P.V. City Hall

Meeting on 6/24/08 Re: Proposed St. John Fischer Church expansion

Due to the fact that we will be out of town on 6/24/08 and cannot attend the meeting regarding the proposal to expand St. John Fischer Church on Crest Road in R.P.V., we want to make sure our views are voiced.

As a family we strongly oppose the expansion of this church. We feel it will impact traffic, create more noise in a residential zone and lower the value of the homes in the surrounding area. Crenshaw Boulevard is already impacted on days that church is in session. To create even more traffic and noise is irresponsible of the church and the city if this is allowed to move forward and does not consider the people in the neighborhood.

Very truly yours,

  
Dr. and Mrs. Barry Rodgeller  
6 Burrell Lane  
Rancho Palos Verdes, Ca. 90275

To: CITY OF RPV

25/JUNE/08

ATTN: DIRECTOR OF PLANNING/ZONING AND MS. LEZA MICHAEL

DEAR DIRECTOR OF PLANNING AND MS. LEZA MICHAEL,

I ATTENDED THE PLANNING COMMISSION MEETING LAST NIGHT 6/24/08  
AT HESSE PARK RE: THE PROPOSED CONSTRUCTION OF THE ST. JOHN  
FISHER CHURCH.

I HAD THIS LETTER TO DELIVER FROM MY NEIGHBOR WHO COULD  
NOT ATTEND AND I WAS AT THE INFO DESK ASKING WHERE  
I COULD LEAVE THIS LETTER AND A GENTLEMAN STANDING  
NEXT TO ME AND HE SAID HE WAS COLLECTING LETTERS THAT  
HE WOULD PASS ON TO THE MEMBERS OF THE RPV. COMMISSION.  
I GAVE HIM THIS LETTER BUT I NOTICED AS INDIVIDUALS WERE  
UP SPEAKING, HE WAS AT THE MICROPHONE AND HE IDENTIFIED  
HIMSELF AS BEING ON THE PANEL FOR THE CHURCH IN THE  
DEVELOPMENT FOR THIS PROJECT.

THEREFORE, IN CASE THIS LETTER MAY NOT HAVE REACHED  
THE RPV. COMMISSION, I CHOSE TO FAX THIS TO YOU  
TODAY FOR YOUR RECORDS TO ADD SUPPORT TO THE OPPOSITION  
TO THIS PROJECT. WE, IN OPPOSITION TO THIS PROJECT THANK  
YOU FOR THE OPPORTUNITY IN LETTING OUR VOICES BE HEARD.

SENT BY: THE RODGELLER'S NEIGHBOR (THE SWANSON  
FAMILY) 67

---

**From:** Carol Hungerford [mailto:[chfineart1@yahoo.com](mailto:chfineart1@yahoo.com)]  
**Sent:** Wednesday, June 25, 2008 3:03 PM  
**To:** [pc@rpv.com](mailto:pc@rpv.com)  
**Subject:** Church

Hi,

I am trusting that my comments are private to the planning commission.

I am rather perplexed that one of the biggest objectors to the building project, Lynn Belasko, is a former parishioner. Her boys attended SJF school and were very active until they pulled out and went to St. Lawrence where they attend today. It is interesting to note that St Lawrence has a large bell tower. I am wondering if there could be an axe to grind here because they should well understand and appreciate the spiritual components that make up a Catholic church.

If SJF were to take away the existing greenery from the corner of Crest and Crenshaw everyone would clearly see what is really there which is a playground/ parking lot and an architecturally unsightly Rectory behind a boring chain link fence. While height may be an issue that is hard to appease due to the difference in elevation between Island View and our site where any structure will seem to tower, I can't imagine that the improvements won't be welcomed once the building is complete. Personally, when I saw the poles and balloons in the parking lot I thought they were not as high as I imagined at all. This makes a perspective issue for the neighbors that just is we do sit on a hill after all.. However, it will be in the long run very much more appealing and in line with the beautiful neighborhoods surrounding it. Please don't let a few nervous neighbors impede on a wonderful addition to RPV.

After the meeting last night I went back to SJF to get my car and noted that while leaving the parking lot my headlights zoom right into the corner gentleman's house. What really struck me that he has never in all these years made any attempt to create a fence or grow greenery that could easily mitigate this annoyance. Obviously this is less of an issue than he would have you believe.

Sincerely,

Carol Hungerford

SJF parishiner since 1992

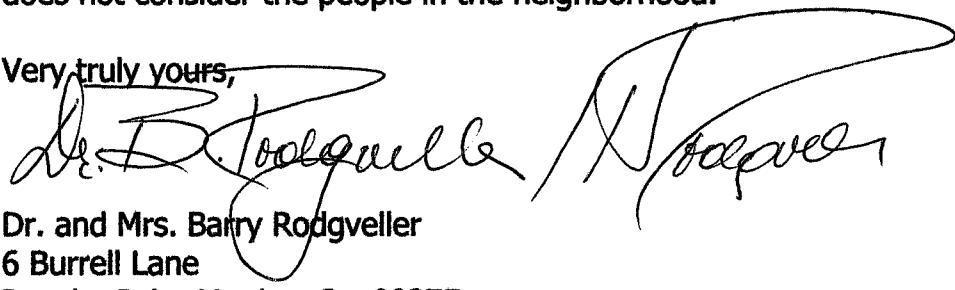
R.P.V. City Hall

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As a family we strongly oppose the expansion of this church. We feel it will impact traffic, create more noise in a residential zone and lower the value of the homes in the surrounding area. Crenshaw Boulevard is already impacted on days that church is in session. To create even more traffic and noise is irresponsible of the church and the city if this is allowed to move forward and does not consider the people in the neighborhood.

Very truly yours,

The image shows two handwritten signatures. The signature on the left is "Dr. B. Rodgveller" and the signature on the right is "Mrs. Rodgveller".

Dr. and Mrs. Barry Rodgveller  
6 Burrell Lane  
Rancho Palos Verdes, Ca. 90275

**Leza Mikhail**

---

**From:** Allan Colman [acolman@closersgroup.com]  
**Sent:** Monday, June 30, 2008 2:05 PM  
**To:** lezam@rpv.com  
**Subject:** St. John Fisher Application

Please distribute to the Planning Commission members. Thank you, allan colman

---

**June 30, 2008**

**To: The Planning Commission**

**Fixing the St. John Fisher Monstrosity is actually quite easy:**

1. Move the 88 foot tower to the opposite side of the proposed building, inside the property.
2. Reduce the tower's height to the current zoning limit of 16 feet. Their proposal is actually 550% higher than permitted, hardly the "minor variance" the staff report indicates.
3. Eliminate ringing bells.
4. Eliminate the gigantic sign on the wall of the new building facing to the northeast and cover it with new vegetation. The current, neighborhood-friendly sign on the corner has been leading people to the facility for more than 25 years.

**Sincerely,**

**Allan H. Colman  
18 Mela Lane  
Rancho Palos Verdes, CA 90275**

Internal Virus Database is out-of-date.  
Checked by AVG Free Edition:  
Version: 7.5.485 / Virus Database: 269.13.6/991 - Release Date: 9/5/2007 2:55 PM

Arun and Janet Chaudhuri  
19 San Clemente Drive  
Rancho Palos Verdes, CA 90275  
(310) 541-1121

July 9, 2008

Director of Planning, Building and Code Enforcement.  
90940 Hawthorne Blvd.  
City of Rancho Palos Verdes  
FAX 310 544-5293

Subject: The July, 2008 Public Hearing on the St. John Fisher Construction  
Project & Draft Mitigated Negative Declaration

Dear Sir:

This letter is further comment expressing **our opposition** to the St. John Fisher proposed construction plan. The changes to the plan that have been suggested do not go far enough to mitigate our concerns regarding noise, traffic and damage to the harmony of our community.

The solution to the problem is for the construction site to be moved from the corner of Crenshaw and Crest further back to the center of the church's 9 acres of property. There is no reason to jeopardize numerous families' happy homeownership with bells ringing, other noise and traffic when moving the massive building site can be done.

Sincerely,

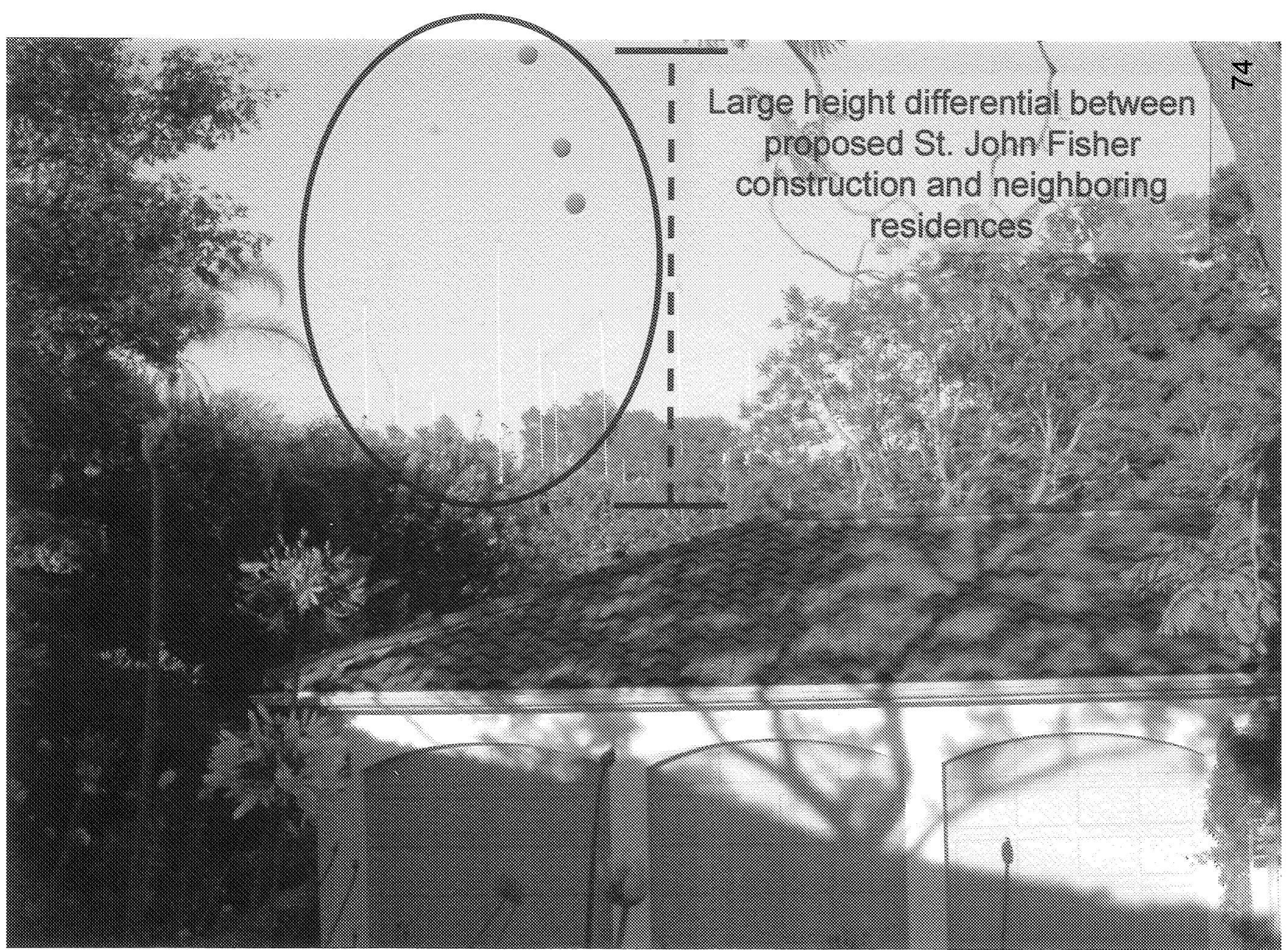
*Janet & Arun Chaudhuri*

Janet and Arun Chaudhuri

Wpmasterplan 6172008

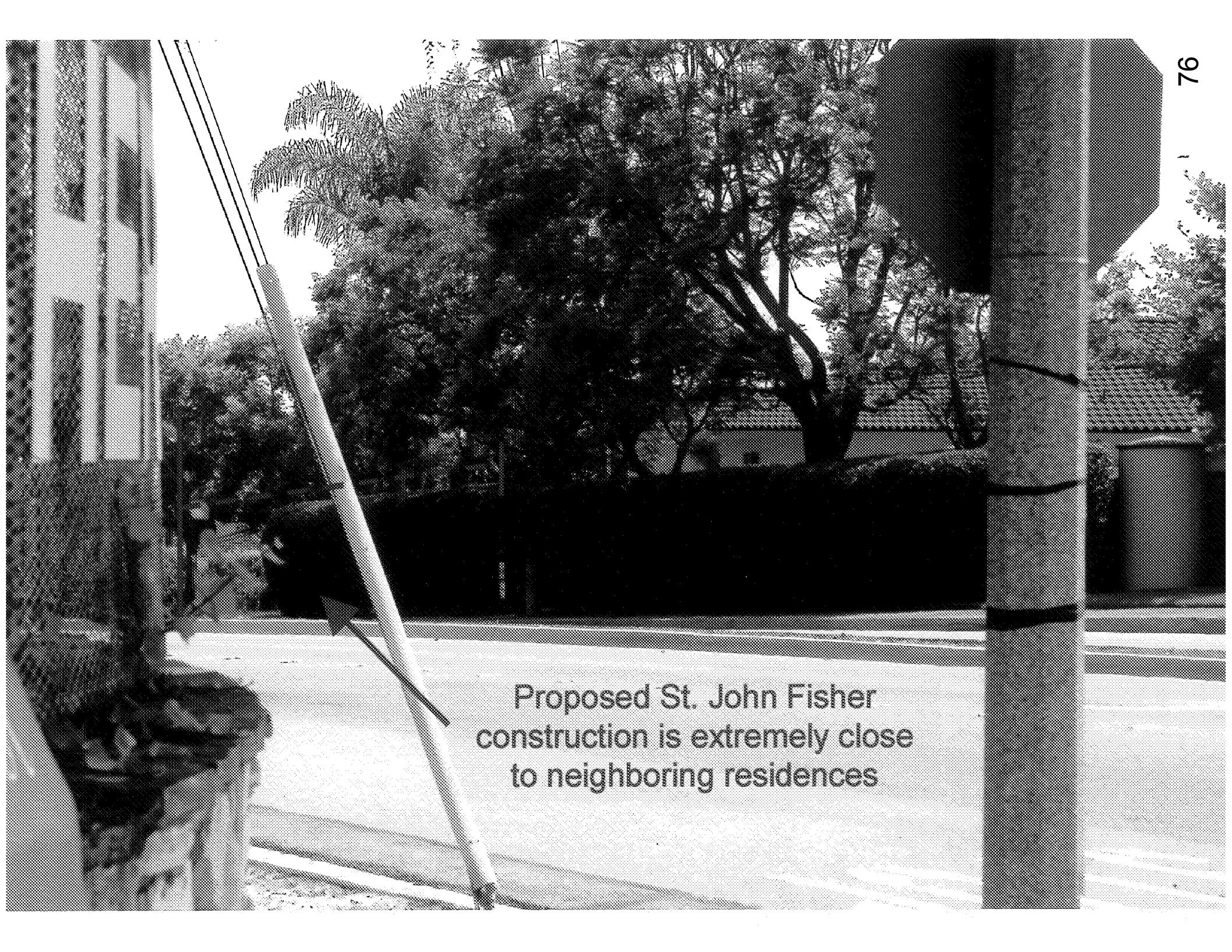
Proposed St. John Fisher construction  
peers directly into  
neighboring residences  
and increases noise  
levels

Large height differential between proposed St. John Fisher construction and neighboring residences



Proposed St. John Fisher construction is extremely close to neighboring residences on three facades: West, East and North





Proposed St. John Fisher  
construction is extremely close  
to neighboring residences



Aaron Landon  
34 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275  
[bossyx@yahoo.com](mailto:bossyx@yahoo.com)

RECEIVED  
JUL 11 2008  
PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 22, 2008

Director of Planning Commission  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Re: St. John Fisher proposed construction

Dear Director:

I have seen the building profile constructed at the corner of Crest Road and Crenshaw Blvd. and I am very concerned with the size and scope of the project. I believe that it is not in keeping with the semi-rural feel of the community. Placed in the middle of a residential neighborhood it should be much less tall (two stories maximum), much less "in your face" and much less obtrusive.

In its current configuration the corner is dignified and visually appealing but with the massive proposed structure soaring eighty plus feet and prominently situated on the corner, it will change the character of the neighborhood and is not in sync with the area.

I am also opposed to the bells and the bell tower. I could tolerate the bells ringing once a day at noon. But their function of calling the faithful to church hourly is hardly appropriate in this day and age and not something I want to hear. The tower, as previously stated, is just too tall and the building it is to sit upon is too large for its proposed location.

I believe a project of this magnitude that involves the movement of massive amounts of dirt that will produce a lot of noise in its construction and its continued operation and one that potentially could impact traffic should be required to have a full EIR report on its consequences.

I have not received any notifications regarding this project from the Church or the City, in spite of our proximity, and ask that I be placed upon the list for notification.

Very truly yours,

Aaron Landon

Maude Landon  
34 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275  
maudelandon@yahoo.com

RECEIVED

JUL 11 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 20, 2008

Mr. Joel Rojas  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Joel,

I live approximately one block from St. John Fisher Church and will be directly affected by the construction that is proposed by the church. I am concerned about the proposed construction for multiple reasons, namely, the **height and visibility problems, noise problems, traffic problems, property value loss to my home, and invasion of privacy** issues.

Though I must pass the church every time I come home or leave my house, it is not currently visible from my home; however, it will be extremely visible, unsightly and overbearing, from my front yard after construction. The height of the new sanctuary is excessive, especially since the west side of the building (rising to 48') is the area that will be the most obtrusive to the surrounding homes, plus the height of the bell tower will be 72 feet and the cross will be 88 feet high. This church is located in the middle of a residential zone that has a height limit of two stories (though most of the surrounding homes are only single story). This massive and intrusive structure violates neighborhood compatibility.

I am additionally, opposed to the bells and the bell tower. It made sense in 18<sup>th</sup> century to have the bells chime, because most people did not have watches or clocks, but in the 21<sup>st</sup> century, it is anachronistic and would intrude upon our peace and tranquility. The bell tower is just too tall in the middle of a residential neighborhood. If they want this massive structure, it seems that being located in the middle of an institutional zone (such as Crestridge Road between Crenshaw Blvd. and Highridge Road) would make more sense. They are not being good neighbors considering their location.

The movement of so much dirt including the grading of more than 30,000 cubic yards of dirt is extreme.

This addition to the church is definitely going to impact the traffic at Crest Road and Crenshaw Blvd. We do not want a signal in the middle of our residential area.

Because of the multiple consequences that this project will have on the environment of the surrounding area, it seems as though CEQA would require a full EIR, if the church insists on pursuing this massive enlargement.

Very truly yours,

Maude Landon

Cc: Leza Mikhail, Associate Planner

## **PUBLIC RECORDS REQUEST AND CITY RESPONSE**

*Philip L. Johnson*  
5340 Valley View Road  
Rancho Palos Verdes, California 90275  
Tel: (310) 544-9803  
Fax: (310) 544-9843

**DUPLICATE**  
HAND-DELIVERED

June 30, 2008

Joel Rojas, AICP  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Re: St. John Fisher Catholic Church Master Plan Project  
Case No. ZON2007-00492

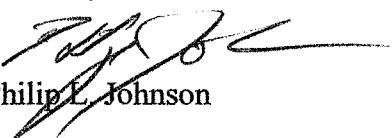
Dear Mr. Rojas:

On June 30, 2008, at approximately 9:15 a.m., I appeared at the City of Rancho Palos Verdes Planning, Building and Code Enforcement Office. When I requested production of a complete copy of the St. John Fisher Master Plan, the desk clerk referred me to Ms. Leza Mikhail, Assistant Planner.

Upon realizing that my informal production request was for a complete copy of the city file on this project – including email correspondence - Ms. Mikhail informed me that it would be necessary to submit a written request. She could not locate the city form for such an application, however, and suggested that I submit a letter. Despite the fact that the California *Public Records Act* (California *Government Code* 6250 – 6276.48) does not require a written request, I agreed to provide such a request in order to ensure a complete record of this request and any action taken on it by the city.

Accordingly, pursuant to the *California Public Records Act*, I formally request a complete copy of the City of Rancho Palos Verdes file on the St. John Fisher Master Plan, case no. ZON2007-00492. This project was agenda item number 5 during the Planning Commission meeting held on June 24, 2008. Pursuant to the *Public Records Act*, the city must respond to this request within ten (10) days and I hereby demand a written response within that time frame. I am prepared to pay any statutory fees (copying costs) set by the Legislature, which does not include search, review or deletion charges. Pursuant to the act, if only partial production is provided, the city must justify the withholding of all records withheld.

Sincerely,

  
Philip L. Johnson

Copy: Ms. Leza Mikhail

Alan M. Weissman  
5306 Valley View Road  
Rancho Palos Verdes, Ca 90275  
310-544-0537 Fax 310-544-4507

RECEIVED

JUL 11 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

July 11, 2008

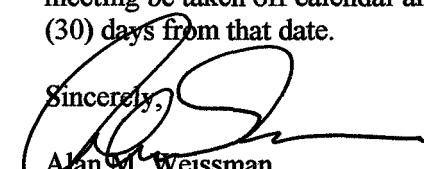
Mr. Joel Rojas  
Director of City Planning and Code Enforcement  
Ms Leza Mikhail  
Associate Planner  
Members of the Planning Commission  
Rancho Palos Verdes City Hall  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, Ca 90275

Re: St. John Fisher Catholic Church Master Plan  
Case No. ZON2007-00492

The documents that I requested the city produce were expected to provide information for a letter to the Planning Commission opposing the St. John Fisher project and, additionally, to provide the basis for an oral presentation at the next regularly scheduled Planning Commission meeting. That meeting, scheduled to be held on July 22, 208, will now be held before the expected response/production date mentioned in your response.

Accordingly, as a result of the delay in production, I must request that all agenda items related to the St. John Fisher project currently scheduled for the July 22nd Planning Commission meeting be taken off calendar and continued to a Planning Commission meeting at least thirty (30) days from that date.

Sincerely,

  
Alan M. Weissman  
Home Owner residing at  
5306 Valley View Road  
Rancho Palos Verdes, Ca 90275

Copy:

Planning Commissioners

Bill Gerstner

Dave Tomblin

Jim Knight

Jeffrey Lewis

Stephen Perestam

Edward Ruttenberg

Paul Tetreault

Philip Johnson Esq.

Bruce Butler, Esq.

Homeowners of Island View

Homeowners of Valley View

RICHARD RICHARDS  
 (1916-1988)

GLENN R. WATSON  
 (RETIRED)

HARRY L. GERSHON  
 (1922-2007)

STEVEN L. DORSEY  
 WILLIAM L. STRAUSZ  
 MITCHELL E. ABBOTT  
 GREGORY W. STEPANICICH  
 ROCHELLE BROWNE  
 WILLIAM B. RUDELL  
 QUINN M. BARROW  
 CAROL W. LYNCH  
 GREGORY M. KUNERT  
 THOMAS M. JIMBO  
 ROBERT C. CECCON  
 STEVEN H. KAUFMANN  
 KEVIN G. ENNIS  
 ROBIN D. HARRIS  
 MICHAEL ESTRADA  
 LAURENCE S. WIENER  
 STEVEN R. ORR  
 B. TILDEK KIM  
 SASKIA T. ASAMURA  
 KAYSER O. SUMIE  
 PETER M. THORSON  
 JAMES L. MARKMAN  
 CRAIG A. STEELE  
 T. PETER PIERCE  
 TERENCE R. BOGA  
 LISA BOND  
 JANET E. COLESON  
 ROXANNE M. DIAZ  
 JIM G. GRAYSON  
 ROY A. CLARKE  
 WILLIAM P. CURLEY III  
 MICHAEL F. YOSHIBA  
 REGINA N. DANNER  
 PAULA GUTIERREZ BAEZA  
 TERESA HO-URANO  
 BRUCE W. GALLOWAY  
 DIANA K. CHUANG  
 PATRICK K. BOBKOV  
 BILLY D. DUNSMORE  
 AMY GREYSON  
 DEBORAH R. HAKMAN  
 D. CRAIG FOX  
 ALEXANDER ABBE  
 SUSAN E. RUSNAK  
 DAVID M. SHOW  
 LOLLY A. ENRIQUEZ  
 KIRSTEN R. BOWMAN  
 G. INDER KHALSA  
 GINETTA L. GIVINCO  
 TRISHA ORTIZ  
 CANDICE K. LEE  
 DAVID G. ALDORSEN  
 MELISSA M. CROTHWAITE  
 MARICELA E. MARROQUIN  
 GENA M. STINNETT  
 JENNIFER PETRUSIS  
 STEVEN L. FLOWER  
 CHRISTOPHER J. DIAZ  
 MATTHEW E. COHEN  
 DEBBIE Y. CHO  
 GEOFFREY WARD  
 ERIN L. POWERS  
 TOUSSAINT S. BAILEY  
 WHITNEY G. McDONALD  
 KENNETH J. POOLE  
 SERITA R. HOLNESS  
 VERONICA S. GUNDERSON  
 OF COUNSEL  
 MARK L. LAMKEN  
 SAYRE WEAVER  
 NORMAN A. DUPONT  
 JIM R. KARPIAK

SAN FRANCISCO OFFICE  
 TELEPHONE 415.421.8484

ORANGE COUNTY OFFICE  
 TELEPHONE 714.990.0901

July 10, 2008

**VIA ELECTRONIC MAIL**

Alan Weissman  
 AWeissman@studiotphoto.com

**Re: Public Records Act Request of July 1, 2008**

Dear Mr. Weissman:

We are in receipt of your Public Records Act request received on July 1, 2008. Your request seeks a variety of documents related to the Case No. ZON2007-000492, St. John Fisher Church Master Plan Project (the "Project"). The specific documents you have requested copies of are as follows:

- Copies of all emails between staff, emails with the Planning Commissioners, any staff notes taken and emails with/from the applicant regarding the Project.
- Copies of all emails and letters and any other form of notes or records within the City of Rancho Palos Verdes file on the Project.

As you are aware, Government Code Section 6253(c) requires the City of Rancho Palos Verdes to provide a response to your request within ten days of receipt indicating what, if any, of the documents sought will be disclosed. Government Code Section 6253(c) also permits the ten-day period to be extended for an additional fourteen (14) days under specified circumstances, including the need to review a large number of documents.

Accordingly, the purpose of this correspondence is to advise you that there is a need to search for, collect, and appropriately examine a voluminous amount of separate and distinct records sought by your request. (Government Code Sections 6253(c)(2)).

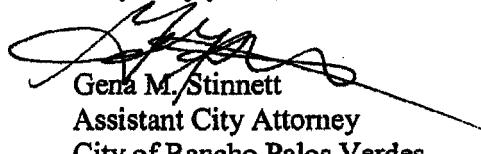
A determination regarding your request will be dispatched to you no later than July 25, 2008, which is fourteen (14) days from the tenth day following the City's receipt of your request. In the event all documents are collected and examined, and a determination on their disclosure is made prior to that time, we will provide you with

RICHARDS | WATSON | GERSHON  
ATTORNEYS AT LAW - A PROFESSIONAL CORPORATION

Alan Weissman  
July 10, 2008  
Page 2

that determination sooner and also make copies of any disclosable documents promptly available to you at the City's offices at a cost of twenty-two cents per page.

Very truly yours,



Gena M. Stinnett  
Assistant City Attorney  
City of Rancho Palos Verdes

cc: Carol W. Lynch, City Attorney  
Joel Rojas, Director of Planning, Building and Code Enforcement  
Leza Mikhail, Associate Planner  
Carla Morreale, City Clerk

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**Philip L. Johnson  
5340 Valley View Road  
Rancho Palos Verdes, California 90275  
Tel: (310) 544-9803  
Fax: (310) 544-9843**

**VIA FACSIMILE TRANSMISSION ONLY**

July 13, 2008

Joel Rojas, AICP  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Re: St. John Fisher Catholic Church Master Plan Project  
Case No. ZON2007-00492

Dear Mr. Rojas:

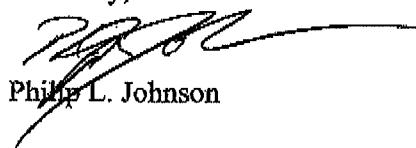
On June 30, 2008, I personally delivered a written request to Ms. Leza Mikhail of your office for the production of a complete copy of the City of Rancho Palos Verdes file on the St. John Fisher Master Plan, case no. ZON2007-00492.

The city's production was delivered to me on July 9, 2008. I believe the documents produced represent only a portion of the city's file on the project, although the production did not include any justification for documents withheld, as required by the California *Public Records Act*. For example, the production did not include any email correspondence between staff members, email to/from the Planning Commissioners, email between the city and applicant St. John Fisher, or any other electronic correspondence. The request was quite clear; it was for "a complete copy of the City of Rancho Palos Verdes file . . . ."

Accordingly, I contend and will argue that the city has wrongfully withheld documents that should have been produced in response to my request.

For this reason, I also request that the planned discussion of the St. John Fisher project currently scheduled for the next Planning Commission meeting on July 22, 2008 be continued until a date in the future when complete production has been accomplished. It is my understanding that Mr. Alan Weissman, another Valley View Road resident, has made a separate production request and that the city is currently working on that production. If and when the city produces the email correspondence listed above in response to Mr. Weissman's request, that will be deemed compliance with this request.

Sincerely,



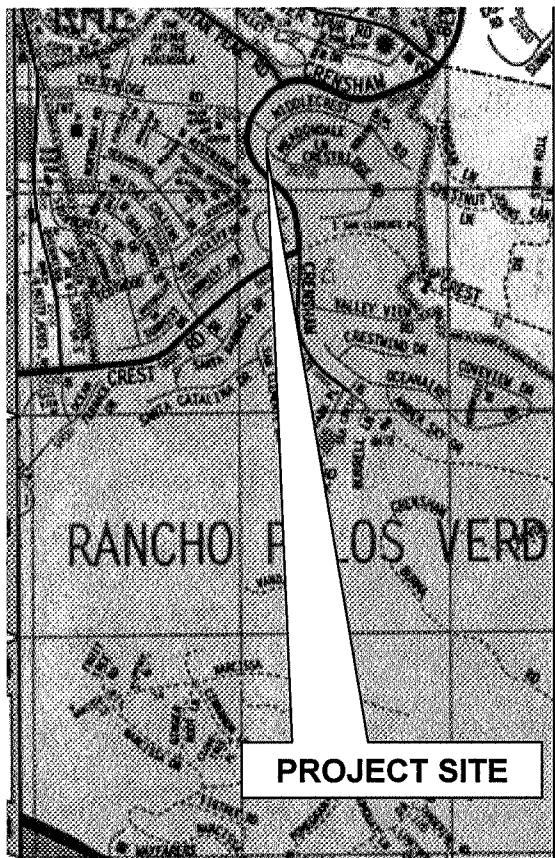
Philip L. Johnson

## **JUNE 24, 2008 STAFF REPORT** **(Planning Commission)**



# STAFF REPORT

PLANNING, BUILDING, & CODE ENFORCEMENT



THOMAS GUIDE PAGE 823/B-2

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT *[Signature]*

DATE: JUNE 24, 2008

SUBJECT: CONDITIONAL USE PERMIT #96 – REVISION “D”, GRADING PERMIT, MINOR EXCEPTION PERMIT & SIGN PERMIT (CASE NO. ZON2007-00492)

PROJECT ADDRESS: 5448 CREST ROAD (ST. JOHN FISHER CHURCH)

APPLICANT: SHELLY HYNDMAN  
2611 S. COAST HWY 101, SUITE 200,  
CARDIFF, CA 92007

PHONE: 760-634-2595

LANDOWNER: THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES  
ATTN: CECILIA URIBE  
3424 WILSHIRE BOULEVARD  
LOS ANGELES, CA 90010

PHONE: 213-637-7850

STAFF COORDINATOR: LEZA MIKHAIL  
ASSOCIATE PLANNER *[Signature]*

REQUESTED ACTION: A REQUEST FOR A GRADING PERMIT, MINOR EXCEPTION PERMIT, SIGN PERMIT AND REVISION OF THE EXISTING CONDITIONAL USE PERMIT #96 TO ESTABLISH A MASTER PLAN FOR THE ST. JOHN FISHER CHURCH AND SCHOOL PROPERTY INCLUDING: THE CONSTRUCTION OF 34,406 SQUARE FEET OF NEW BUILDING AREA FOR A NEW SANCTUARY, PRESCHOOL, ADMINISTRATION BUILDING, LIBRARY, ART ROOM, STORAGE AREA, GARAGE AND OFFICES; DEMOLITION OF 10,329 SQUARE FEET, INCLUDING THE EXISTING RECTORY, YOUTH BUILDING AND OFFICES; REMODEL 26,544 SQUARE FEET OF EXISTING BUILDING AREA, INCLUDING EXISTING OFFICES, CLASSROOMS, CONVERTING THE EXISTING CONVENT INTO NEW RECTORY AND CONVERTING THE EXISTING SANCTUARY INTO NEW GYMNASIUM, 30,688 CUBIC YARDS OF GRADING; AND A NEW MONUMENT SIGN AT THE CORNER OF CREST AND CRENSHAW.

**PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2007-00492)**

**ST. JOHN FISHER MASTER PLAN**

**JUNE 24, 2008**

**PAGE 2**

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**RECOMMENDATION:** REVIEW THE PROPOSED ST. JOHN FISHER MASTER PLAN AND DIRECT THE APPLICANT TO MODIFY THE DESIGN OF THE PROPOSED ST. JOHN FISHER SANCTUARY BY REDUCING THE HEIGHT OF THE BELL TOWER, AND CONTINUE THE HEARING TO JULY 22, 2008.

**REFERENCES:**

**ZONING:** INSTITUTIONAL – I

**LAND USE:** INSTITUTIONAL – I – CHURCH AND SCHOOL (K-8)

**CODE SECTIONS:** 17.26, 17.50, 17.54, 17.56, 17.58, 17.60, 17.66, 17.76.040, 17.11

**GENERAL PLAN:** RELIGIOUS - R

**TRAILS PLAN:** N/A

**SPECIFIC PLAN:** N/A

**CEQA:** MITIGATED NEGATIVE DECLARATION

**ACTION DEADLINE:** OCTOBER 23, 2008

**PLANNING COMMISSION MEMBERS RESIDING WITHIN 500' OF SUBJECT PROPERTY: NONE**

**BACKGROUND**

Although no building permits were found on file with the City in regard to the construction of the existing sanctuary, it is assumed that the sanctuary was constructed in the early 1960's.

On April 23, 1985, the Planning Commission approved, with conditions, Conditional Use Permit #96, thereby allowing the construction of a new social/meeting hall (Barrett Hall).

On July 22, 1986, the Planning Commission approved Conditional Use permit #96 – Minor Revision, thereby allowing the construction of a 121 square foot trellis over an existing sun deck, located above the garage of the church rectory.

On January 11, 1994, the Planning Commission approved, with conditions, Variance #116 and Conditional Use Permit #96 – Revision "B", thereby allowing the construction of a 36'-6" tall elevator for access to the lower level meeting room, a 1,004 square foot expansion of the existing sanctuary and a 50'-0" tall tower with a 15'-0" tall cross affixed to the top of the tower, for a maximum overall height of 65'-0". In addition, the project included the approval of bells, not to be located on the new tower, whereby the bells were permitted to be used on Sundays only, and special religious holidays (as approved by the Director of Planning, Building and Code Enforcement) between the hours of 9:00 AM to 6:00 PM, and not to exceed 50 decibel levels, as measured from the adjacent residential property lines.

On February 1, 1994, an appeal was filed by the Rancho Crest Homeowners Association (HOA) to the City Council for Conditional Use Permit #96 – Revision "B". On February 7, 2008, a letter was submitted to the Planning, Building and Code Enforcement Department stating that the proposed tower and bells have been eliminated from the project proposal due to funding restrictions. Subsequently, on February 14, 1994, the Rancho Crest HOA withdrew their appeal of the January 11, 1994 Planning Commission decision. Thus the approved project was built without the tower and bells.

On February 11, 1997, the Planning Commission approved, with conditions, Conditional Use Permit #96 – Revision "C", thereby allowing the construction of 3,189 square feet, in two phases, to provide 10 elementary school classrooms.

On October 5, 2007, the applicant submitted applications to the Planning, Building and Code Enforcement Department for review and processing of Grading Permit, Minor Exception Permit, Sign Permit and Conditional Use Permit – Revision "D". The applicant requested approval to establish a Master Plan for the St. John Fisher Church and School property, including parking and an expansion of the existing facilities.

On October 29, 2007, Staff completed the initial review of the application, at which time the application was deemed incomplete, pending the submittal of additional information on the project plans and review and approval from the Fire Department, City Traffic Consultant, City Geologist and City's National Pollution Discharge Elimination System Consultant. Upon submittal of all information, the application was deemed complete for processing on April 29, 2008.

After the project was deemed complete, a temporary frame structure (silhouette) was constructed on the site to provide a basic outline of the height and bulk of the main portions of the new sanctuary at the northeast corner of the subject property (corner of Crest and Crenshaw). The temporary silhouette was in place for a period of two weeks, from June 2, 2008 through June 15, 2008. Additionally, a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) to assess the projects environmental impacts. On May 31, 2008, Staff mailed notices to 102 property owners who reside within a 500-foot radius of the subject property and concurrently published a notice in the *Peninsula News* on May 31, 2008. Additionally, on June 4, 2008, the Mitigated Negative Declaration was circulated to the County Recorder for a posting and comment period of at least twenty days (as required by CEQA) and circulated to all appropriate public agencies for comments. The comment period on the Mitigated Negative Declaration is scheduled to end on June 23, 2008. Staff has received several inquiries and comment letters from the public. These comments are addressed throughout the body of this report.

## **SITE DESCRIPTION**

The St. John Fisher property is located at 5448 Crest Road, on the southeast corner of the intersection at Crest Road and Crenshaw Boulevard. The property is 399,804 square feet (9.2 acres) in area and zoned Institutional. Additionally, the property is currently developed with an elementary school (K-8), administrative/parish offices, a recreational hall (Barrett Hall), rectory (priest's residence), convent (no longer in use) and sanctuary. The existing campus is sited 15 – 20 feet above the adjacent streets, Crest Road and Crenshaw Boulevard. The main parking lot is located along the south property line and provides 227 parking spaces for everyday use. Additional parking is located near the northwest corner of the property and is currently used as a playground during the regular school hours (Monday through Friday). This parking area provides an additional 132 parking spaces for the property. A total of 359 parking spaces are provided for the property through a Variance application (#116) approved by the City in 1994.

## **PROJECT DESCRIPTION**

The proposed project involves a request for Conditional Use Permit #96 – Revision "D", a Grading Permit, Minor Exception Permit and Sign Permit to establish a Master Plan for the St. John Fisher Church and School property. The overall project includes a major remodel and expansion of the existing facilities. Details of the project are listed below:

### ***Proposed Construction***

A request to construct a combined total of 34,406 square feet of new gross floor area (23,870 square feet of net floor area) to the existing site as delineated below:

- ⇒ A new 18,400 square foot sanctuary (to replace the existing 15,402 square foot sanctuary) to be located at the northwest corner of the subject property. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'-0" at the east end of the structure to 48'-0" at the west and southeast ends of the structure. In addition, the new sanctuary will include a tall steeple, at the west end of the structure, with a maximum height of 72'-0" to the top of the steeple and 88'-0" to the top of the cross which is affixed to the top of the steeple. The proposal includes the installation of speakers in the steeple and the operation of recorded carillon bells to ring briefly on the following dates and times: Monday through Saturday at 8:00 AM, 12:00 PM, 5:05 PM, and 6:00 PM; and Sunday at 8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM. Additionally, the applicant is proposing to ring the bells on the Holy Days (7 days per year), before weddings and after funerals.
- ⇒ A new 11,268 square foot administration building (8,968 square foot first floor and 2,300 square foot basement).

- ⇒ A 1,074 square foot addition for the creation of a new two-classroom preschool. St. John Fisher currently operates as a K-8 elementary school, and does not have a preschool.
- ⇒ A new 1,289 square foot art room at the northwest corner of the existing classrooms.
- ⇒ A new 1,217 square foot school library at the northeast corner of the existing classrooms.
- ⇒ A 304 square foot expansion to Barrett Hall for storage area.
- ⇒ A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new rectory (previously a convent).
- ⇒ A 400 square foot addition north of the existing music room to accommodate two (2) new offices.

#### ***Proposed Demolition and Remodel***

In addition to the proposed new construction, the applicant is proposing to demolish a combined total of 10,329 square feet of existing facilities including offices, a youth building and the existing rectory located near the northwest corner of the subject property. Also, a total of 26,544 square feet of the existing structures will be remodeled, including converting the existing convent into a new rectory, converting the existing sanctuary into a new gymnasium and remodeling existing classrooms and office areas.

#### ***Proposed Grading***

A total of 30,688 cubic yards of grading is required (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site) to accommodate the new construction, major remodel, proposed retaining walls and new parking lot. The applicant is proposing a total of five (5) retaining walls, described as follows:

- ⇒ A combination wall along the east property line, adjacent to the existing driveway, which will exceed an allowed height of 8'-0" and will reach a maximum height of 11'-6" (proposed maximum height of 10'-0"),
- ⇒ A combination wall along the west side of the existing driveway, accessed from Crest Road (proposed maximum height of 11'-6"),
- ⇒ A combination wall to accommodate new parking along the south property line (proposed maximum height of 11'-6"),

- ⇒ A new retaining wall, just north of the proposed parking lot (maximum height of 7'-6",
- ⇒ A new garden wall to accommodate a new walkway from the corner of Crest and Crenshaw to the new sanctuary and
- ⇒ An 8'-0" tall retaining wall between the proposed gymnasium and new sanctuary for a columbarium.

### ***Proposed Parking***

The existing property has a total of 359 parking spaces with 0 loading spaces. As the new sanctuary will be located on a portion of the existing parking lot, the applicant is grading and reconfiguring the parking lot at the south end of the property to accommodate a total of 331 parking spaces and 3 additional loading spaces. The total number of proposed parking spaces is based on a parking needs analysis for the highest peak hour of operation for all proposed uses which was reviewed and approved by the City's Traffic Engineer. This parking analysis can be viewed on sheet A0.9 of the project plans.

### ***Proposed Phasing***

The applicant is proposing to phase the project, as funding is made possible from donations. As such, the applicant has noted that phasing of construction is not 100% certain. However, two phases for construction are anticipated over a period of 10 years as follows:

- ⇒ Phase One would include construction of the new sanctuary, remodel of the existing sanctuary into a new gymnasium/parish activity center, new parking lot, site work that will not be impacted by future phase construction, remodel/conversion of existing convent into rectory, and demolition of existing rectory and youth building on east side of property;
- ⇒ Phase Two would include the construction of the new administration building, remodel the existing administration building into meeting rooms, construction of new preschool, library, and art room and remaining site work associated with phase two construction.

The applicant has noted that Phase One construction is anticipated to begin September 2009, with estimated construction duration of 18 months. Phase Two is anticipated to be completed within 10 years, from the completion date of Phase One, and may be broken up into additional phases based on funding.

It is important to note, Section 17.60.070 of the Rancho Palos Verdes Municipal Code (RPVMC) states, *“before approving any conditional use permit, the planning commission shall establish a time limit within which the applicant shall commence upon the permitted use...The time limit shall be a reasonable time based on the size and nature of the proposed development. If no date is specified by the planning commission or city council, a conditional use permit shall be valid for one year from the date of final action on the permit or approval...Upon a showing of substantial hardship, delays beyond the control of the applicant, or other good cause, the planning commission or city council may extend this period one time for up to one additional year.”* Under the Additional Information section of this report, Staff has recommended that the Planning Commission allow the entitlements for the proposed project to be valid for a period of 5 years in order to allow the applicant time to submit their plans for each element of the project into Building and Safety Plan Check within a reasonable time. Any elements of the plan that are not submitted within the 5-year time frame would require additional future review and approval through the CUP process, including additional CEQA review.

### **ENVIRONMENTAL ASSESSMENT**

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff prepared an Initial Study of the project's environmental impacts (see attached Environmental Checklist Form). Although CEQA identifies a number of categorical exemptions that would exempt a proposed project from the preparation of environmental documents, the Initial Study and subsequent Mitigated Negative Declaration (MND) were prepared due to the fact that the proposed project did not qualify for a CEQA exemption.

As a result of the Initial Study, Staff determined that the proposed project would not have a significant effect on the environment if appropriate mitigation measures are incorporated. As a result, a MND was prepared. The MND was circulated to the County Recorder on June 4, 2008 for a posting period of at least twenty days prior to consideration of the MND (as required by CEQA), and was also circulated to all applicable public agencies. The comment period is scheduled to end on June 23, 2008. A public notice was also mailed to 102 property owners located within a 500 foot radius of the subject property and published in the *Peninsula News* on May 31, 2008. Staff has received many written correspondence letters in response to the MND and public notice and will continue to accept comments until June 23, 2008.

As identified in the attached Initial Study, the St. John Fisher Master Plan will not result in or create any significant impacts, or will have a less than significant impact to Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and/or Traffic, and Utilities and Service Systems. However, the project was identified to potentially create significant impacts to Aesthetics, Air Quality, Geology and Soils, Hydrology and Water Quality, and

Noise, unless mitigated with appropriate measures. These potential impacts and the associated mitigation measures are discussed below.

Aesthetics: It was identified that the proposed project may result in an aesthetic impact with regard to an effect on scenic vistas, visual character of the surroundings and the creation of light. It is important to note, although Staff initially identified potential impacts to protected views of the Pacific Ocean and Catalina Island from the new sanctuary, after viewing the silhouette, Staff determined that the sanctuary will not have any impacts to protected views from neighboring properties. At the same time, as a result of the silhouette, Staff confirmed potential aesthetic issues relating to the height of the proposed steeple, as seen from neighboring communities. In order to mitigate the height impacts, Staff has added a mitigation measure to reduce the height or architecturally modify the design of the sanctuary. Additionally, Staff has incorporated mitigation measures to reduce the lighting impacts by requiring shields on lighting fixtures, requiring an inspection to insure no spill-over onto adjacent properties and providing a trial period of six months for assessment of lighting impacts. Staff believes that incorporation of these mitigation measures will result in a less than significant impact upon aesthetics.

Air Quality: It was identified that the proposed project may result in limited short-term air quality impacts as a result of the proposed construction and grading activities. Although the impacts are considered short-term, in order to ensure that air quality standards are upheld, the City is requiring that the applicant implement dust suppression techniques to prevent fugitive dust from creating a nuisance off-site, provide maintenance records for construction equipment vehicles to be maintained in good condition and properly tuned per manufacturer specifications, submittal of measures to minimize emissions of heavy equipment, avoid equipment idling more than two minutes and avoid unnecessary delay of traffic along off-site access roads by heavy equipment. Additionally, the architectural coatings will be required to be reduced by using pre-coated/natural colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency. Lastly, the applicant will be required to submit a Construction Traffic Management Plan, specifying that construction activities will not interfere with peak-hour traffic, will minimize obstruction of through-traffic lanes adjacent to the site, utilization of electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible and noting that work crews will turn off equipment when not in use. Staff believes that incorporation of these mitigation measures will result in a less than significant impact upon air quality.

Geology and Soils: It was identified that the project may result in an impact with regard to soils due to the fact that the Palos Verdes Peninsula is underlain by expansive soils. The potential impact has led Staff to incorporate mitigation measures that require submittal of a geotechnical report that must be reviewed and approved by the City Geologist, prior to the issuance of building permits or grading permits. Further, the applicant is required to incorporate into the project any recommendations or conditions

resulting from the geotechnical and soils reports. It should be noted, that a soils and geology report was submitted to the City's Geologist. The applicant obtained "in-concept approval for Planning purposes" and will be required to obtain full approval from the City's Geologist. Staff believes that incorporation of these mitigation measures will result in a less than significant impact to geology and soils.

Hydrology and Water Quality: As the proposed project includes 30,688 cubic yards of grading (19,694 cubic yards of cut and 10,994 cubic yards of fill or re-compaction), Staff identified potentially significant impacts with regard to wastewater discharge. In order to ensure that the proposed project will be in compliance with water quality standards and wastewater discharge requirements during and after construction Staff incorporated mitigation measures requiring submittal and approval of a drainage report, Standard Urban Stormwater Mitigation Plan (SUSMP) and Local Stormwater Pollution Prevention Plan (SWPPP), prior to the issuance of a building permit or grading plan. Staff believes that incorporation of these mitigation measures will result in a less than significant impact to hydrology and water quality.

Noise: It was identified that the project may result in a potentially significant impact with regard to a periodic or temporary increase in ambient noise levels as a result of construction activity. Due to the fact that the construction related to the St. John Fisher Master Plan is proposed to be phased over a period of time to be determined by the Planning Commission, a number of short term mitigation measures have been incorporated, including submittal of a Construction Noise Mitigation and Monitoring Program, limitation of construction activity between the hours of 7:00 AM and 7:00 PM, Monday through Saturday (per Section 17.56 of the RPVMC), restricting trucks related to construction, demolition or grading, from parking, queuing and/or idling at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, requiring construction, demolition and grading hauling be limited between the hours of 9:00 AM and 4:00 PM, and restricting staging of equipment or accumulation of vehicles in public rights-of-ways. Staff believes that incorporation of these mitigation measures will result in a less than significant impact to noise.

As such, Staff has concluded that a MND can be approved for this project as mitigation measures have been incorporated to result in a project with less than significant impacts.

## **CODE CONSIDERATION AND ANALYSIS**

### **CONDITIONAL USE PERMIT #96 – REVISION “D”**

The City's Zoning Map designates the subject property for Institutional (I) uses. The construction of a new sanctuary (church) and an expansion of the existing St. John Fisher school facilities is considered a permitted use in Institutional Districts through the review and approval of a Conditional Use Permit pursuant to Chapter 17.60 of the RPVMC (Section 17.26.030 of the RPVMC). Furthermore, the Development Code sets

a 16-foot height limit for buildings in an Institutional zone, which can be exceeded (with no maximum height limit) with approval of a Conditional Use Permit.

In considering a Conditional Use Permit application, Development Code Section 17.60.050 requires the Planning Commission to make six (6) findings in reference to the property and uses under consideration. (Development Code language is **boldface**, followed by Staff's analysis in normal type):

- 1. The site is adequate in size and shape to accommodate said use and for all of the yards, setbacks, walls or fences, landscaping and other features required by this title [Title 17 “Zoning] or by conditions imposed under this section [Section 17.60.050] to adjust said use to those on abutting land and within the neighborhood.**

The subject property is 399,804 square feet (9.2 acres) in area and is currently operated as an elementary school (K-8) and church. The property is located at the southeast corner of the intersection of Crest Road and Crenshaw Boulevard and is currently sited with multiple buildings, including classrooms, offices, a recreational hall, residential building/on-site housing and a sanctuary. The majority of the property is relatively flat (less than 5% slope) and is developed with impervious surface area to accommodate the existing parking and playground area.

The proposed project includes the implementation of a Master Plan for the St. John Fisher school and church property. This Master Plan would accommodate the construction of a new sanctuary, administration building, art room, library, ancillary offices, storage area and preschool. Additionally, the Master Plan would include the demolition of the existing rectory and remodeling the existing convent (not in use) into a new rectory, the existing sanctuary into a new gymnasium, existing classrooms and offices.

Section 17.26.040 of the RPVMC establishes general development standards for all permitted Institutional uses. Staff has determined that all elements of the proposed Master Plan will comply with the standards identified within this section. Specifically, the proposed structures will be located outside of the 25'-0" front and street-side setback areas (proposed 40'-0" from the west property line at Crenshaw Boulevard and 48'-0" from the north property line at Crest Road). Additionally, the proposed additions would not alter the existing east side yard setback or rear setback. It is important to note, the project includes the construction of a new 454 square foot maintenance garage, adjacent to the remodeled rectory, along the east side yard. The proposed maintenance garage would require a Variance application as it does not meet the required side yard setback of 20'-0". This portion of the project is not being analyzed as part of this Staff Report. The applicant has indicated that they will be submitting an application for a Variance to allow the garage to encroach into the east side yard setback. The project will be re-noticed to include the Variance request prior to the next public hearing (proposed July 22, 2008).

There are two access driveways for ingress/egress on the property. One driveway is located at the southwest corner of the property and ascends approximately 43 feet from Crenshaw Boulevard (elevation 1182') to the main parking lot (average elevation 1225'). A second driveway is located at the northeast corner of the property and ascends approximately 30 feet from Crest Road (elevation 1195) to the main parking lot (average elevation 1225').

The project proposal includes the construction of a new sanctuary and administration building on a portion of the existing parking lot. According to Section 17.50 of the RPVMC (Parking Standards), the proposed St. John Fisher Master Plan would require a total of 657 parking spaces if the code required parking standards are applied collectively for each individual use on the property (sanctuary, school library, offices, gymnasium, elementary school, preschool, auditorium, etc.). Due to the fact that all uses on the St. John Fisher site would not be operated at the same time, Staff required the applicant to provide a parking analysis delineating the required parking for each use on an hour-by-hour basis to determine the necessary parking quantity required at the highest peak hour of operation for the entire site. The parking analysis, which was reviewed and approved by the City's Traffic Engineer, noted that the highest peak hour of operation, when the most parking would be necessary based on the uses, was on Sundays between the hours of 10 AM and 12 PM. During this time 331 parking spaces would be necessary. As such the applicant has provided 331 parking spaces. Additionally, the applicant has provided three (3) additional loading spaces as required by Section 17.50.050 (Loading) of the RPVMC. Given the City's Traffic Engineer's review and approval of the parking analysis, Staff believes that the provision of 331 parking spaces, plus 3 additional loading spaces, is adequate to accommodate the proposed uses.

It is important to note, Section 17.50.040(E)(1) (development standards for parking lots) requires a solid masonry wall, not less than 5'-0" in height, to be constructed where a parking area abuts a residential district, unless waived by the Planning Commission. The existing and proposed parking lot, along the south property line, abuts the residential neighborhood known as the Rancho Crest HOA. The applicant is requesting that the Planning Commission waive this requirement. Staff is of the opinion that this requirement is not necessary due to the existing landscaping located along the south property line and the large hillside that descends 15 to 25 feet from the south property line to the single-family residences located at the bottom of the hillside. In order to ensure that the existing landscaping is maintained, if the project is approved, Staff would add a condition of approval requiring said landscaping to be maintained. Additionally, in the event that said landscaping dies or is eliminated due to unforeseen circumstances beyond the control of the applicant, the applicant will be required to provide landscaping of similar nature and size for replacement.

According to Section 17.50.040 (Parking Standards), "*a minimum of five percent of the paved parking area shall be devoted to interior planting areas.*" Additionally, "*planting*

*areas shall be distributed throughout the lot as evenly as possible, but variations from this pattern may be granted by the Staff when a different pattern would result in the overall aesthetic improvement of the project.”* With regard to landscaping within the proposed parking lot, the applicant has provided a minimum of 7,202 square feet of landscaped area (5.9%) within the 121,047 square foot parking lot in order to meet the code requirements for landscaping (minimum 5%). Additionally, in order to provide additional landscaped area within the parking lot, the applicant is proposing to provide a 5'-0" wide planter, proposed with a 2'-6" landscaped car bumper overhang into the low-lying planter area, in order to increase the landscaped area within the parking lot to 11,485 square feet (9.4%). Staff and the City Traffic Consultant have reviewed the design of the proposed parking lot and feel that the proposed landscaped planter and bumper area would be a beneficial addition to the parking lot and would not impact the parking spaces.

Based on the above discussion and the fact that the subject property is large enough in size and shape to accommodate the proposed project while complying with the development standards for an Institutional District, Staff believes that the this finding can be made.

**2. The site for the proposed use relates to streets and highways sufficient to carry the type and quality of traffic generated by the subject use.**

Traffic

Staff has referred to the City's Traffic Engineer for recommendations for the St. John Fisher Master Plan as it relates to off-site and on-site circulation and parking. According to the traffic study prepared for the project, and reviewed and approved by the City's Traffic Engineer, the study intersection (Crest Road and Crenshaw Boulevard) and nearby roadway segments (Crenshaw Boulevard, north of Crest Road and Crest Road, west of Crenshaw Boulevard) are operating at acceptable levels of service during peak hours for both weekday and Sunday conditions. Additionally, the traffic study states that under “existing with ambient growth and project” conditions, the proposed St. John Fisher project is not expected to significantly impact the study locations beyond the threshold limits required by the City for review. The City's Traffic Engineer has noted that the increase in trip generation is negligible and would not require mitigation as a result of the proposed project. Further, the existing property is currently improved with two driveways that are situated more than 300 feet from the intersection of Crest and Crenshaw. The project would maintain the existing driveways in their current locations.

Parking

As noted in the previous finding #1, based on a parking study that was reviewed and approved by the City's Traffic Engineer, the highest number of parking spaces necessary to accommodate potential vehicles during the highest peak hour of operation (10:00 AM to 12:00 PM on Sundays) for the entire property (all uses) would be 331

parking spaces, which the applicant has provided. Based upon the traffic study, parking analysis and review and approval by the City's Traffic Engineer, Staff is of the opinion that the proposed St. John Fisher Master Plan will not adversely impact traffic patterns. As such, the streets are adequate in type and quality to accommodate the expansion of the St. John Fisher Master Plan project and this finding can be made.

**3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.**

The applicant constructed a temporary frame structure (silhouette) to assist Staff in assessing potential view impact/impairment as seen from neighboring residential properties. As a result, Staff determined that the proposed new structures would not impair views of the Pacific Ocean, Catalina or city lights due to the location, topography and orientation of the proposed sanctuary.

According to Section 17.26.010 of the RPVMC, "*The Institutional district provides for a wide range of major public and quasi-public, institutional and auxiliary uses established in response to the health, safety, educational, cultural and welfare needs of the city in efficient, functionally compatible and attractively planned...educational institutions and similar uses in conformance with the general plan.*" The focus of Staff's assessment of the proposed Master Plan is on the proposed sanctuary building since the other proposed buildings will not be visible or be will be barely visible from the adjoining properties or public rights-of-way.

The applicant has incorporated a variety of architectural elements and articulated facades in order to minimize the overall appearance of the new sanctuary building. Specifically, the sanctuary has been designed to include a number of tall windows and architectural "fins" that project from the main structure and help to break up the appearance of what could be a more massive building located at one of the main intersections within the City. Additionally, the sanctuary has been designed in a circular shape at varying heights to minimize the appearance of harsh angles and to help soften its appearance from the public right-of-way. The main structure will range from 15'- 0" in height at the east end of the structure to 48'-0" in height at the west and southeast ends of the structure. Although the new sanctuary building will exceed the 16-foot height limit, Staff believes that the building has employed architectural elements and articulation that are typically sought by the City to minimize the bulk and mass of a building. Furthermore, Staff believes that the height of the sanctuary is commensurate with its use and is comparable with the height of other religious buildings in the City. For example, the height for the main structure of The Church of Jesus Christ LDS is approximately 50 feet in height to the highest ridgeline, St. Peter's By the Sea is a maximum height of 66' feet and Wayferer's Chapel is approximately 40 feet to the highest ridgeline.

Notwithstanding, Staff does have a concern with the overall height of the proposed steeple which is proposed to measure 72'-0" to the top of the structure (with a 16-foot

cross on top). Specifically, Staff believes that the proposed height of the steeple, which is essentially an architectural element, would create an overly dramatic element to the proposed sanctuary, thereby magnifying its presence relative to the public right-of-way and neighboring properties. Thus, rather than blending in with the surrounding area, in Staff's opinion, the height of the steeple affects the overall appearance of the structure by accenting its mass, thereby departing from the appearance of other structures, landscaping and topography in the area. As such, Staff is of the opinion that the current design of the new sanctuary, specifically the steeple element, should be lowered in height or modified by the applicant to address this specific concern.

Therefore, for the reasons explained above, Staff believes that with a reduction of the height of the proposed sanctuary steeple, all aspects of the proposed project would not result in a significant adverse effect on the adjacent properties or public rights-of-way.

#### **4. The proposed use is not contrary to the General Plan.**

According to General Plan (Urban Environment Element, Activity Area Goal C, page 56), *“the City shall encourage the development of institutional facilities to serve the political, social, and cultural needs of its citizens.”* Additionally, the General Plan addresses the need to ensure compatibility of Institutional Activity Areas (Public, Educational and Religious) in relation to other surrounding uses within the City. Specifically, it is the policy of the City to *“locate schools on or near major arterials or collectors, buffered from residential uses, and provide adequate parking and automobile access”* and *“review the location and site design of future institutional uses very carefully to ensure their compatibility with adjacent sites”* (Urban Environment Element, Institutional Activity Area Policy 1 and 6, page 93).

As previously noted, the subject property is currently developed with an existing sanctuary and elementary school (K-8). The applicant is proposing a Master Plan to update, upgrade and expand the existing school and church facilities to serve the needs of the current and future students and parishioners. Staff is of the opinion that the subject site is adequate in size, shape and location to accommodate the expansion of the school to include a new preschool and can accommodate a new sanctuary at the corner of the intersection of Crest and Crenshaw. Further, the location of the new sanctuary would be located near and visible from the public right-of-way, similar to other churches found throughout the City (i.e. Pacific Unitarian, Mount Olive Lutheran, LDS Church, Congregation Nertamid, Peninsula Community Church, St. Paul's Lutheran, St. Peters by the Sea and Wayfarers). Furthermore, the proposed Master Plan includes the reconfiguration of the existing parking lot and will accommodate a total of 331 parking spaces based on the parking analysis approved by the City's Traffic Engineer, which determined parking need for the highest peak hour of operation on the property at any given time throughout the day.

A majority of the proposed structures will not be easily visible from the public right-of-way or neighboring properties, with the exception of the new sanctuary at the corner of

Crest and Crenshaw. Notwithstanding the articulated features incorporated into the design of the proposed sanctuary (identified in finding #3 above), after the silhouette for the proposed sanctuary was constructed, Staff came to the conclusion that the steeple portion of the proposed structure significantly reduces the compatibility of the proposed sanctuary and increases the overall appearance of structure as seen from the public right-of-way, the Villa Verdes HOA, Island View HOA and portions of the Ridgecrest Rancho, Inc. HOA. Staff is of the opinion that the steeple portion of the proposed structure should be substantially reduced to blend with the main portion of the structure and accommodate a design that is more compatible with the surrounding areas. As currently designed, Staff is not able to make this finding.

- 5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of this title [Title 17 “Zoning”], the proposed use complies with all applicable requirements of that chapter.**

The subject property is not located within an Overlay Control District defined in Chapter 17.40 of the RPVMC. As such, this finding is not applicable.

- 6. Conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed [including but not limited to]: setbacks and buffers; fences or walls; lighting; vehicular ingress and egress; noise, vibration, odors and similar emissions; landscaping; maintenance of structures, grounds or signs; service roads or alleys; and such other conditions as will make possible development of the City in an orderly and efficient manner and in conformity with the intent and purposes set for in this title [Title 17 “Zoning”].**

- A. Lighting -** The applicant is proposing to provide new light standards within the new parking lot and exterior light fixtures around the new sanctuary. As a result, the proposed lighting may create a potential impact to the surrounding neighborhood. The applicant has submitted a photometric site lighting plan indicating that the proposed lighting in the parking lot will have shields to prevent lighting from spilling onto adjacent properties. Additionally, the applicant has noted that the pedestrian access at the northwest corner of the property will provide a minimum of one-foot candle of light source up to the sidewalk, as required for emergency pedestrian ingress/egress. If the project is approved, in order to ensure that there will not be light or glare impacts as a result of the new, on-site lighting, Staff will incorporate conditions of approval requiring that 1) each light fixture head incorporates appropriate shields so that light is directed onto the subject property only and are hooded to direct light downward, 2) a site inspection be conducted by the City after installation of the light fixtures and 3) a trial period of six months be imposed after installation of the light fixtures for assessment of the lighting, after which the City may require additional screening, or reduction in the intensity of light.

B. Vehicular Ingress and Egress - As noted above, the subject property is currently developed with two access driveways that are located over 300 feet from the intersection of Crest and Crenshaw. One driveway is located on Crest and one is located on Crenshaw. A portion of the driveway accessed from Crest Road will be widened to meet the 28'-0" width requirement from the Fire Department. The location of the existing driveway will remain and a condition to this effect would be imposed if the project were approved.

C. Noise, Vibration, Odors and Similar Emissions – Staff has determined that the proposed project will not increase the ambient noise levels on the subject property as a result of the proposed project, after construction. On a short-term basis, noise generated by the implementation and construction of the proposed project may result in a temporary increase in vibrations, odors and similar emissions. Due to the fact that the proposed project would be constructed in phases, over a time period to be determined by the Planning Commission, appropriate mitigation measures (Construction Noise Mitigation and Monitoring Plan and Construction Management Plan), as identified in the MND, have been incorporated.

The proposed project includes the installation of speakers in the steeple element and the operation of recorded carillon bells and a chime schedule to ring on the following dates and times: Monday through Saturday at 8:00 AM, 12:00 PM, 5:05 PM and 6:00 PM; and Sunday at 8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM. The bells will be audible for a relatively short period of time (60 seconds), prior to the mass times listed above. The City does not currently have a noise ordinance in place regulating a maximum decibel level for intermittent noise. Thus, audible bells are not prohibited or regulated by the City's Development Code. The Development Code does attempt to regulate construction noise, which tends to produce the loudest noise levels, by limiting construction between the hours of 7:00 AM and 7:00 PM, Monday through Saturday, with no construction allowed on Sundays. Staff notes that, with the exception of Sundays, all of the proposed bell times are during the time that construction noise is allowed with no noise limit. Furthermore, Staff believes that the bell rings can be regulated in a manner to minimize the frequency and sound level by imposing conditions of approval. Thus, if the project is approved, Staff recommends adding conditions of approval, regulating the bell schedule to the abovementioned dates and times only, with the exception of ringing the bells on Holy Day masses (November 1 – All Saints Day, December 8 – Immaculate Conception, December 25 – Christmas, January 1 – New Years, January 6 – Epiphany, Ascension Thursday, August 15 – Assumption), and before weddings and after funerals. The bells will be permitted to ring at those times for the duration of 60 seconds only. The bells will not be permitted to ring before 7:00 AM or after 7:00 PM on any given day. Additionally, to further mitigate any potential impacts that would occur as a result of the new bells, Staff is proposing to add conditions that the speakers for the carillon bells be oriented toward the center of the subject property and be limited to a maximum height of 16'-0" (height permitted

“by-right”). Lastly, Staff will require a six month review period, after the installation of the bells, to assess the effectiveness of the conditions and, if necessary, impose any additional conditions related to the bells.

D. Landscaping – Most, if not all, of the existing landscaping located at the corner of Crest and Crenshaw, on the subject property, will be removed to accommodate the construction of the new sanctuary. Although the applicant has submitted a landscape concept plan, Staff would require a final landscape plan, indicating new landscaping that will offset the visibility of the new sanctuary from neighboring properties and the surrounding rights-of-way. Said landscape plan will be required to be reviewed and approved by the City’s Arborist prior to issuance of a building permit and/or grading permit. Additionally, the applicant will be required to maintain, in a thriving manner, all existing trees that are not affected by approved construction.

E. Maintenance of Structures, Grounds and Signs - Section 17.56 of the RPVMC (Environmental Protection) *“protects properties and persons from environmental nuisances and hazards and sets tolerance levels for adverse environmental effects created by any use or development of land.”* To ensure that the structures and grounds of the property are properly maintained, Staff proposes conditions that require landscaping to be maintained on a weekly basis, that the parking lot be swept on a weekly basis, and that all trash enclosures and mechanical equipment, whether ground or roof mounted, be adequately screened from other properties and rights-of-way.

F. National Pollutant Elimination System (NPDES) - The Federal Clean Water Act requires that developers and contractors reduce the amount of pollutants in storm water runoff to the maximum extent practical. Pursuant to the requirements set forth in the Federal Clean Water Act, a Standard Urban Stormwater Mitigation Plan (SUSMP) and Local Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the City prior to the issuance of building permits and/or grading permits. The applicants have submitted a preliminary mitigation plan that is in the early stages of development and was reviewed and approved in-concept by the City’s NPDES Consultant. However, if the project is approved, building permits and/or grading permits will not be issued, as conditioned, unless the SUSMP and SWPPP are approved as a final design.

## GRADING PERMIT

Pursuant to Section 17.76.040 of the RPVMC, the City requires a major grading permit for grading activity that will involve the following: 1) excavation, fill, or both, in excess of 50 cubic yards in a two year period; or 2) cut or fill more than 5'-0" in depth or height; 3) excavation or fill encroaching in or altering a natural drainage course; or 4) excavation or fill on an extreme slope (35% or greater slope), or 5) remedial grading (cut and re-compaction) for the purpose of enhancing soil stability. As the project would include a

combined total of 30,688 cubic yards of grading (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site), a major grading permit is required.

In order to approve the Grading Permit, the Planning Commission must determine that the request meets all criteria as set forth in Municipal Code Section No. 17.76.040.

#### ***Regular Grading (Cut, Fill and Retaining Walls)***

The subject 399,804 square foot (9.2 acres) property is zoned for Institutional uses and is currently operated as an elementary school and Catholic Church. A majority of the property is a pad lot (less than 5% slope) that was previously graded for the existing buildings and a large parking lot. Of the total amount of earth graded, 8,700 cubic yards would be exported. A majority of the proposed grading, identified within the St. John Fisher Master Plan, would occur within the already developed portions of the property to accommodate the construction of the new buildings and reconfigure the parking lot at the south end of the property. A few retaining walls are proposed along the sides and center of the property to accommodate additional parking or additional yard area.

Staff is of the opinion that the proposed grading does not exceed that which is necessary for the permitted primary use of the lot due to the size of the lot (9.2 acres) and the fact that a majority of the proposed grading will occur within the developed portions of the property (grading criterion E1). The proposed grading and/or related construction would not significantly adversely affect the visual relationships with nor views from the viewing area of neighboring properties (grading criterion E2) due to the fact that a majority of the existing grade elevations will be maintained between grade elevation 1219' and 1222'. A majority of the excavation (cut) will occur for the construction of a basement for the new administration building and lowering of the pad area for the new sanctuary by four feet. Due to the fact that the existing parking lot along the south property line is sloped, the west and north portions of the parking lot will be filled with dirt to create a new flat parking area. Additionally, portions of the existing driveways and other areas of the site will be re-graded to allow for adequate fire access and fire lanes, as required by the Fire Department.

Staff is also of the opinion that the proposed grading minimizes disturbances to the natural contours and the finished contours are reasonably natural (grading criterion E3) as the applicant is proposing to blend any man-made or manufactured slopes into the natural topography (grading criterion E4). As noted above, the proposed grading is reasonable and necessary for the construction of a flat parking lot and fire access. Further, the proposed retaining walls will follow the contours of the existing topography. Additional grading is proposed on the existing slope at the corner of Crest and Crenshaw to accommodate pedestrian access, via stairs and an ADA approved ramp, to the new sanctuary and property. The grading associated with the pedestrian access will provide a slope that will reasonably follow and blend the existing contours along the slope.

One of the grading review criteria requires a finding that the grading would not cause excessive and unnecessary disturbance of the natural landscape or wildlife habitat through the removal of vegetation (grading criterion E8). Natural landscape is usually considered wild flowers, low coastal sage scrub, chaparral, and grasslands. Based on the City's NCCP vegetation maps, there is no evidence of natural landscape or wildlife habitat on the subject property, which is a developed lot zoned for Institutional use and surrounded by a neighborhood developed with single-family residences. As such, the proposed project would not result in excessive or unnecessary removal of sensitive vegetation.

The proposed grading would not create finished slopes greater than 35%, would not occur on a slope greater than 50% and is permitted to occur on slopes equal to or exceeding 35% when the lot legally existed prior to City incorporation, such as the subject property. Additionally, grading is permitted to exceed a depth of 5 feet for the excavation of a basement (administration building). The project applicant includes a request to allow three upslope retaining walls. Although the grading criterion does not allow the creation of more than one upslope retaining wall at a maximum height of 8'-0" and one downslope retaining wall not to exceed a height of 3'-6", the Planning Commission is allowed to approve a Grading Permit that does not conform to these standards, provided that the following four findings can be adopted:

- a) The first eight criterion in subsection (E)(1) through (E)(8) have been met.**

As noted in the discussion above, Staff's opinion is that all eight criteria are being met. It is important to note that grading criterion E5 through E7 do not apply to the subject property or proposed development as the subject property does not include construction of a new single-family residence, is not part of a proposed subdivision and does not include grading within the public right-of-way. As such, Staff feels that this finding can be adopted.

- b) The second finding is that the request is consistent with the purpose of Municipal Code Section No. 17.76.040.**

Municipal Code Section No. 17.76.040 states, "the purpose of the chapter is to provide reasonable development of land, ensure the maximum preservation of the scenic character of the area, ensure that the development of properties occurs in a manner harmonious to adjoining properties, and that the project complies with the goals and policies of the General Plan." By allowing deviations to the permitted grading criterion, the applicant is able to construct retaining walls that would accommodate additional playground area for the students of the St. John Fisher school as well as provide additional parking stalls, as required. Further, the majority of the proposed retaining walls will be upslope retaining walls (inward facing) and will not be visible from the adjoining or nearby properties. Additionally, one downslope retaining wall will be constructed along

the west side of the property, adjacent to the driveway, however this retaining wall will not be easily visible from the property to the east (Daughters of Mary and Joseph) due to the fact that the pad area of the neighboring property is located approximately 15 to 20 feet above the proposed retaining wall. As such, Staff believes this finding can be adopted.

**c) The third finding is that approval of the grading permit will not constitute a special privilege with the limitations upon other properties in the vicinity.**

The surrounding neighborhood is inundated with hillside properties that utilize retaining walls to support slopes and planting areas. The subject property has an existing pad area that would be maximized to accommodate the construction of a new sanctuary, administration building, library, art room, preschool and ancillary offices. Further, the proposed retaining walls would offer a substantial support system for the existing slopes along the driveway, parking lot, playground area and would accommodate a new inward facing columbarium between the new sanctuary and remodeled gymnasium. As such, Staff feels this finding can be adopted.

**d) The final finding is that departures from the standards will not be detrimental to the public safety, nor to other property.**

The City's geotechnical consultant will be required to approve a soil engineering report for the grading and retaining walls. Furthermore, the City, prior to issuance of building permits and/or grading permits, requires that the structure and all retaining walls be engineered to meet the requirements of the building code. These aforementioned requirements are placed on all structures, regardless of deviations to the grading criteria. Further, deviation from the criteria would allow the property owner the ability to stabilize the slopes on the property by constructing structurally sound retaining walls adjacent to the proposed parking and playground areas. As such, deviating from the standards does not alter the City's review of the structural aspect of the structure and the retaining walls. With these provisions the proposed deviations will not cause a detrimental impact to public safety and/or other properties in the vicinity of the project; therefore Staff feels that this finding can be adopted.

Ultimately, Staff believes that all four findings can be made and the proposed grading related to the project, which is in excess of that normally permissible under subsection (E)(9) of Municipal Code Section No. 17.76.040, can be approved.

#### ***Remedial Grading***

Of the total 30,688 cubic yards of grading, the applicant is proposing remedial excavation in the amount of 6,967 cubic yards and remedial fill in the amount of 7,664

cubic yards (including 10% shrinkage). The maximum height of cut and/or fill associated with the remedial grading was determined by a geology and soils report submitted by the applicant which was approved “in-concept for Planning purposes” by the City’s Geologist. Although stockpiling is allowed for remedial grading, if the project is approved, Staff will add a condition of approval requiring all stockpiles to be less than 200 cubic yards in any given area, to not be stockpiled for more than a six month period and to not be visible from any right-of-way. It is important to note, the subject property is currently developed and a majority of the grading will occur within the existing driveway and parking lot. Nonetheless, the applicant will be required to submit and obtain approval of a drainage plan ensuring that the remedial grading will be designed to improve surface drainage and will not cause ponding or surface runoff so as to minimize surface water infiltration. Lastly, as noted under the “Regular Grading” section above, all of the proposed grading will comply with remaining criterion for remedial grading as follows: the grading will minimize disturbances to the natural contours and finished contours will remain reasonably natural by blending man-made or manufactured slopes into the natural topography; no habitat will be disturbed as habitat does not exist on the subject property; and the grading will not cause excessive and/or unnecessary scarring of the natural landscape through the removal of vegetation. As such, the remedial grading associated with the proposed project can be approved.

#### **MINOR EXCEPTION PERMIT**

The project includes the construction of three combination walls located outside the required front and/or street-side setback area that exceed 8'-0" in height from the low side and 6'-0" in height from the high side. Specifically, the applicant is proposing 1) a combination wall (retaining wall with rod-iron fence) along the east side property line, 2) a combination wall (retaining wall with rod-iron fence) along the west side of the driveway accessed from Crest Road, 3) a combination wall (retaining wall with rod-iron fence) along the south property line and 4) a combination wall (retaining wall with rod-iron fence) along the north side of the new parking lot. The applicant is required to obtain approval of a Minor Exception Permit to allow the combination walls (retaining wall and freestanding wall) to exceed the 8'-0" height limit. Development Code Section No. 17.76.030(D) allows a combination wall located outside of a front or street-side setback area which does not exceed 11'-6" in height, as measured from the lower side and 6'-0" in height as measured from grade on the higher side, provided the approval of a Minor Exception Permit has been granted.

According to Municipal Code Section No. 17.66.050, in order for the Planning Commission to approve the Minor Exception Permit, one of the following findings must be made:

- 1. The requested minor exception is warranted by practical difficulties; or,**
- 2. The requested minor exception is warranted by an unnecessary hardship; or,**

**3. The requested minor exception is necessary to avoid inconsistencies with the general intent of Title 17 of the Municipal Code.**

Staff feels that the request is necessary to avoid inconsistencies with the general intent of the zoning code. There will be greater than 30" of fall adjacent to the expanded playground and adjacent to the neighboring properties to the east and south. The applicant will be required to construct a guardrail/freestanding wall/fence on top of the retaining walls to protect the safety of people on the subject property and adjacent properties, therefore creating three combination walls that exceed the "by-right" limits for walls outside of the required front and/or street-side setback areas. As such, Staff feels that the Minor Exception Permit can be approved.

In addition to the review criteria listed in Chapter 17.66.050, the Planning Commission shall use, but not be limited to, the following criteria in assessing an application to allow a combination wall to exceed 8'-0" on the low side and/or 6'-0" on the high side through a Minor Exception Permit:

**1. The height of the fence, wall or hedge will not be detrimental to the public safety and welfare;**

The request to construct a fence on top of three of the proposed retaining walls would provide a safety barrier for people between the subject lot and the neighboring properties to the south and east as well as for the play area for the students and pedestrian in the parking lot. Further, the applicant is proposing to construct wrought-iron fencing, as opposed to a solid wall in order to soften the appearance of tall combination walls. Staff is also proposing that the wrought-iron fence meet the code definition of "fence" pursuant to Section 17.96.700 of the RPVMC. As such, this criterion can be met.

**2. The line of sight over or through the fence is adequate for safety and does not significantly impair a view from the viewing area of an adjacent parcels as defined in Section 17.02.040 of the Municipal Code;**

The proposed combination walls would not impair any views as seen from adjacent parcel as there are no views enjoyed from the viewing areas of adjacent parcels. As such, this finding may be adopted.

**3. On corner lots, intersection visibility as identified in Section 17.48.070 of the Municipal Code is not obstructed; and**

Although the subject lot is a corner lot, the proposed combination walls will be located outside of the intersection visibility triangle. As such, this finding can be made.

**4. The height of the retaining portion does not exceed the grading limits set forth in Section 17.76.040 of the Municipal Code**

As discussed in the grading permit section above, the retaining walls are necessary to support the reconfigured parking lot and would accommodate additional playground area for the school use and would not exceed the grading limits set forth in the Municipal Code.

## **SIGN PERMIT**

Development Code Section 17.76.050(F)(1) states, "One major identification sign shall be permitted on each building frontage in which a public entry is located...up to a maximum of 75 square feet." The proposed project includes the construction of wall signage at the corner of the intersection of Crest and Crenshaw, parallel to the proposed building façade of the new sanctuary. The proposed signage would read "St. John Fisher Catholic Community" and would encompass a total of 63 square feet along a new wall that is attached to the proposed sanctuary. It is important to note, an existing freestanding sign is located near the northeast corner of the subject property, adjacent to the existing driveway, and is proposed to remain. As such, Staff has reviewed the proposed new signage in accordance with Section 17.76.050(F) of the RPVMC and has found that the proposed identification signage complies with the development code.

## **ADDITIONAL INFORMATION**

### **Duration of Time for Phasing**

As noted under the project description section above, the applicant is proposing to phase the various components identified in the St. John Fisher Master Plan. Although the applicant has proposed to complete the entirety of the Master Plan within a 10 year period, Section 17.60.070 of the RPVMC (Conditional Use Permit) allows the Planning Commission to *"establish a time limit within which the applicant shall commence upon the permitted use...the time limit shall be a reasonable time based on the size and nature of the proposed development."* As noted above, under the Environmental Assessment section of this report, an Initial Study and Mitigated Negative Declaration were prepared to analyze the impacts associated with the proposed St. John Fisher Master Plan. Staff is of the opinion that the environmental assessment would only be valid for a period of 5 years before an additional environmental assessment would be required for review through CEQA. This is because some of the existing conditions may be different in 5 years and thus some of the environmental concerns that are identified today may not be valid in 5 years. Additionally, Staff is of the opinion that, funding questions aside, all portions of the proposed St. John Fisher Master Plan could reasonably be completed with a 5 year period. As such, Staff is recommending that the Planning Commission allow the Conditional Use Permit #96 – Revision "D" to be valid for a maximum of 5 years, to allow the applicant to submit all portions of the Master Plan into Building and Safety Plan Check. If the St. John Fisher Master Plan project is approved, a condition allowing the CUP #96 – Revision "D" to be valid for a period of 5 years will be imposed. If the applicant does not commence submittal of plans into Building and Safety Plan for any or all portions of the St. John Fisher Master Plan, the

applicant will be required to submit an application for a new Conditional Use Permit Revision application and Environmental Assessment for those portions of the project.

### **Affordable Housing Requirement**

According to Section 17.11.140 of the RPVMC (Affordable Housing), “*...requirements...[for affordable housing]...shall apply to all applications for construction, expansion or intensification of nonresidential uses, including, but not limited to, applications for...institutional developments.*” As such, if the St. John Fisher Master Plan is approved, Staff will include a condition of approval requiring that the project comply with this section of the municipal code by paying the required in lieu fee prior to issuance of a certificate of occupancy. However, please note that Section 17.11.140(B) allows projects to be exempt from this requirement provided that it meets specific criteria. If the applicant believes the project is exempt from this requirement, then the applicant shall obtain City Council approval for such exemption. Staff has added a condition requiring compliance with this Municipal Code section.

### **Silhouette Construction Requirement**

According the City’s Non-Single-Family Residential Silhouette Construction Criteria, “*a silhouette shall be constructed exactly as [delineated in the guidelines,] unless the applicant can demonstrate to the Director that strict adherence to these guidelines will adversely impact the operation of the existing non-residential use and/or public safety.*” The applicant stressed concerns with the requirement to provide the silhouette for the sanctuary and administration building for an extended period of time as it would affect the every-day operation of the St. John Fisher School and could potentially cause a safety hazard due to the height of the silhouette story poles if they were to fall onto the property or adjacent public rights-of-way. The Director of Planning, Building and Code Enforcement noted the concerns from the applicant and allowed the silhouette to be constructed for a period of two weeks, from July 2, 2008 through July 15, 2008, before the scheduled Planning Commission hearing. The public was provided notice of the two-week silhouette in the public notice mailed out on May 31, 2008 and published in the *Peninsula News*. It is important to note, although Staff is recommending that the Planning Commission direct the applicant to redesign the steeple portion of sanctuary, Staff does not feel it is necessary to require the sanctuary to be re-silhouetted. Staff has taken a number of photographs of the silhouette, from many locations throughout the surrounding neighborhood, to aid Staff in future analysis of revisions to design of the proposed sanctuary.

### **Public Notice**

As noted above, Staff mailed notice of the public hearing to all property owners within a 500-foot radius of the subject property and concurrently published the notice in the *Peninsula News*. Furthermore, construction of the silhouette, which was visible from the Crest and Crenshaw intersection, served as a notice to nearby residents beyond the 500-foot radius of a pending project. As a result of the public notice, and at the time that

this Staff Report was prepared, Staff received a total of 96 comment letters, 28 of which are in support of the proposed St. John Fisher Master Plan and 68 had concerns with the project. In addition to the comment letters, Staff received a number of phone calls stating support and concern of the proposed project.

A majority of the correspondence raised concerns with the height of the steeple, the expansion of the existing facilities with a reduction in parking, issues with the public notice, noise impacts from the proposed bells and bell schedule, traffic and congestion, invasion of privacy, construction noise, bulk and mass issues, lack of a noise study, view impacts and air quality. Staff believes that the issues raised in the correspondence have been addressed within the analysis of this Staff Report and the Mitigated Negative Declaration (attached).

## **CONCLUSION**

Based on the above analysis, Staff supports the request for a Sign Permit, Grading Permit and Minor Exception Permit. Staff is also of the opinion that the mandatory findings could possibly be made for the Conditional Use Permit #96 – Revision “D”, provided that the height of the proposed steeple on the sanctuary is substantially reduced. Therefore, Staff recommends that the Planning Commission review the proposed project and direct the applicant to redesign the bell tower element of the new sanctuary and continue the public hearing to July 22, 2008.

## **ALTERNATIVES**

In addition to Staff’s recommendation, the following alternatives are available for the Planning Commission to act on:

1. Approve the Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit as proposed, and direct Staff to prepare and return to the next Planning Commission meeting with appropriate Resolutions; or
2. Deny, without prejudice, Conditional Use Permit #96 – Revision “D”, Grading Permit, Minor Exception Permit and Sign Permit and direct Staff to prepare and return to the next Planning Commission meeting with the appropriate Resolutions.

## **ATTACHMENTS**

- Draft Mitigated Negative Declaration
- Traffic Study
- City Traffic Engineer’s Memo (dated January 4, 2008)
- Proposed Phasing Statement from Hyndman and Hyndman Architecture
- Correspondence Letters

**PLANNING COMMISSION STAFF REPORT – (CASE NO. ZON2007-00492)**

**ST. JOHN FISHER MASTER PLAN**

**JUNE 24, 2008**

**PAGE 26**

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- Project Plans

# **Environmental Assessment**

**Initial Study & Mitigated Negative Declaration**

ORIGINAL

**Rancho Palos Verdes  
GENERAL CHECKLIST FORM**



**1.**

Project Name: Remodel and Expansion (Case No. ZON2007-00492)

**2. Lead agency name/ address:**

City of Rancho Palos Verdes  
Department of Planning, Building & Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**3. Contact person and phone number:**

Leza Mikhail, Associate Planner  
City of Rancho Palos Verdes  
(310) 544-5228

**4. Project location:**

St. John Fisher  
5448 Crest Road (APN 7581-024-010 and 7581-024-011)  
City of Rancho Palos Verdes  
County of Los Angeles

**5. Project sponsor's names and addresses:**

City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**6. General Plan designation:**

Religious

**7. Coastal Plan designation:**

This project is not located in the City's Coastal Zone

**8. Zoning:**

Institutional (I)

**9. Description of project:**

The proposed project involves a request for Conditional Use Permit #96 – Revision "D", a Grading Permit, Minor Exception Permit and Sign Program to establish a Master Plan for the St. John Fisher Church and school property. The overall project includes a major remodel and expansion of the existing facilities. Details of the proposed project are listed below:

A request to construct a combined total of 34,406 square feet of new building area to the existing site as delineated below:

- A new 18,400 square foot sanctuary at the northwest corner of the property. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'-0" at the east end of the structure to 48'-0" at the west and southeast ends

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of the structure. In addition, the new sanctuary would include a bell tower/steeple, at the west end of the structure, with a maximum height of 72'-0" to the top of the bell tower/steeple and 88'-0" to the top of the cross. The proposed bells are proposed to ring intermittently between the hours of 8:00 am and 6:00 pm Monday through Saturday and 8:50 am and 6:00 pm Sunday.

- A new 11,268 square foot administration building (8,968 square foot first floor and 2,300 square foot basement)
- A 1,074 square foot addition for the creation of a new two-classroom preschool (currently no preschool on-site)
- A new 1,289 square foot art room at the northwest corner of the existing classrooms
- A new 1,217 square foot school library at the northeast corner of the existing classrooms
- A 304 square foot expansion to Barrett Hall for storage area
- A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new residence (previously nun's residence)
- A 400 square foot addition north of the existing music room to accommodate two (2) new offices

In addition to the proposed new construction, the applicant is proposing to demolish a combined total of 10,329 square feet of the existing facilities (offices, youth building and existing priest residence) and remodel 26,544 square feet of the existing structures (existing nun's residence to be converted to priest's residence, existing sanctuary to be converted to new gymnasium, office areas and classrooms).

A total of 30,688 cubic yards of grading is required (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site) to accommodate the new construction, major remodel, proposed retaining walls and new parking lot. The existing property has a total of 359 parking spaces with 0 loading spaces. As the new sanctuary will be located on a portion of the existing parking lot, the applicant is grading and reconfiguring the parking lot at the south end of the property to accommodate a total of 331 parking spaces with 3 loading spaces. The total number of proposed parking spaces is based on a parking needs analysis for the highest peak hour of operation.

The applicant is proposing to phase the project. Phase One would include the construction of the new sanctuary, a remodel of the existing sanctuary into a gymnasium, parking and site work improvements, and demolition of the existing rectory and conversion of the existing convent into a new rectory for the priests' living quarters. Phase Two would include remodeling the existing administration building and constructing the new administration building, preschool, library and art room. At this time, the Applicant has not identified the timing for the Phase Two construction. Notwithstanding the proposed phasing, the project in its entirety, as discussed above, was analyzed for the purposes of this environmental assessment. Thus, all environmental conclusions decided herein, assume construction of the entire project at generally the same time. If Phase Two is initiated after a substantial amount of time has passed after certification of this Mitigated Negative Declaration, then additional CEQA analysis for Phase 2 may be required.

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**10. Description of project site (as it currently exists):**

The St. John Fisher property is located at 5448 Crest Road, on the southeast corner of the intersection at Crest Road and Crenshaw Boulevard. The property is currently developed with an elementary school (K-8), administrative/parish offices, recreational hall (Barrett Hall), rectory (priest's residence), convent (no longer in use) and sanctuary. The existing campus is sited 15 – 20 feet above the adjacent streets, Crest Road and Crenshaw Boulevard.

The main parking lot is located along the south property line and provides 227 parking spaces for everyday use. Additional parking is located near the northwest corner of the property and is currently utilized as a playground during regular school hours (Monday through Friday). This parking provides an additional 132 parking spaces for overflow parking when needed.

There are two access driveways for ingress/egress on the property. One driveway is located at the southwest corner of the property and ascends approximately 43 feet from Crenshaw Boulevard (elevation 1182) to the main parking lot (average elevation 1225). A second driveway is located at the northeast corner of the property and ascends approximately 30 feet from Crest Road (elevation 1195) to the main parking lot (average elevation 1225).

**11. Surrounding land uses and setting:**

	<b>Land Uses</b>	<b>Significant Features</b>
On-site	Institutional	The 399,804 square foot (9.2 acres) lot is privately owned and currently operated as an elementary school and Catholic Church. The property is located at the southeast corner of Crest Road and Crenshaw Boulevard and is sited with multiple buildings (classrooms, offices, recreational hall, residential buildings for on-site priest's and a sanctuary). The property is 15 – 20 feet above Crest Road and Crenshaw Boulevard.
North	Public right-of-way and Single-Family Residential	Single-family residences surround the property to the north, across Crest Road, a primary street in the City of Rancho Palos Verdes. These residences are located at the Northeast corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district, a minimum of 15 feet below Crest Road and 25 – 30 feet below the St. John Fisher building pad.
South	Single-Family Residential with an open space buffer	The Del Cerro Homeowners Association owns a large hillside (greater than 35% slope) immediately south of the St. John Fisher property that is zoned RS-2 but maintained as open space due to the hillside configuration. The hillside descends 15 – 25 feet from the St. John Fisher property to single-family residences located at the toe of the slope, in the RS-2 zoning district.

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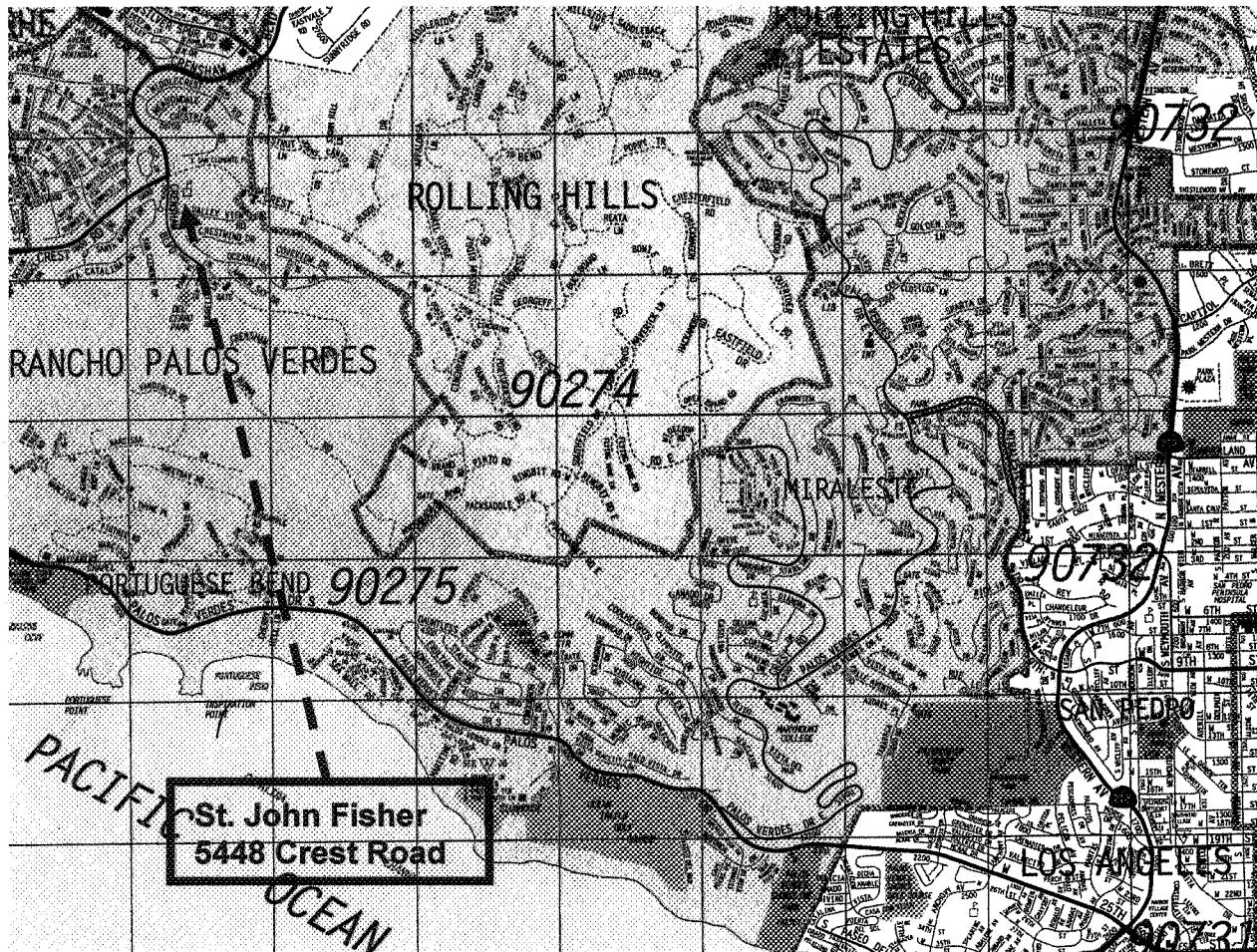
	Land Uses	Significant Features
East	Institutional	The property to the east is owned by the Daughters of Mary and Joseph and encompasses 5.98 acres at an elevation approximately 10 above the St. John Fisher property. This property is used to conduct retreats, prayer meetings and religious conferences. The site consists of a chapel, two retreat centers, a lounge, service building and living quarters for active and senior members of the Daughters of Mary and Joseph Community (sisters)
West	Single-Family Residential	Single-family residences surround the property to the west, across Crenshaw Boulevard, a primary street in the City of Rancho Palos Verdes. These residences are located at the Southwest corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district. These residences are approximately 15 – 25 feet below the St. John Fisher building pad.
Northwest	Single-Family Residential	Single-Family Residences are located at the Northwest corner of Crest Road and Crenshaw Boulevard, within the RS-4 zoning district. The building pads of these residences range in elevation from 20 to 35 feet above the intersection of Crest Road and Crenshaw Boulevard, catty-corner from the St. John Fisher property.

**10. Other public agencies whose approval is required:**

None

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**Figure 1: Project Vicinity**



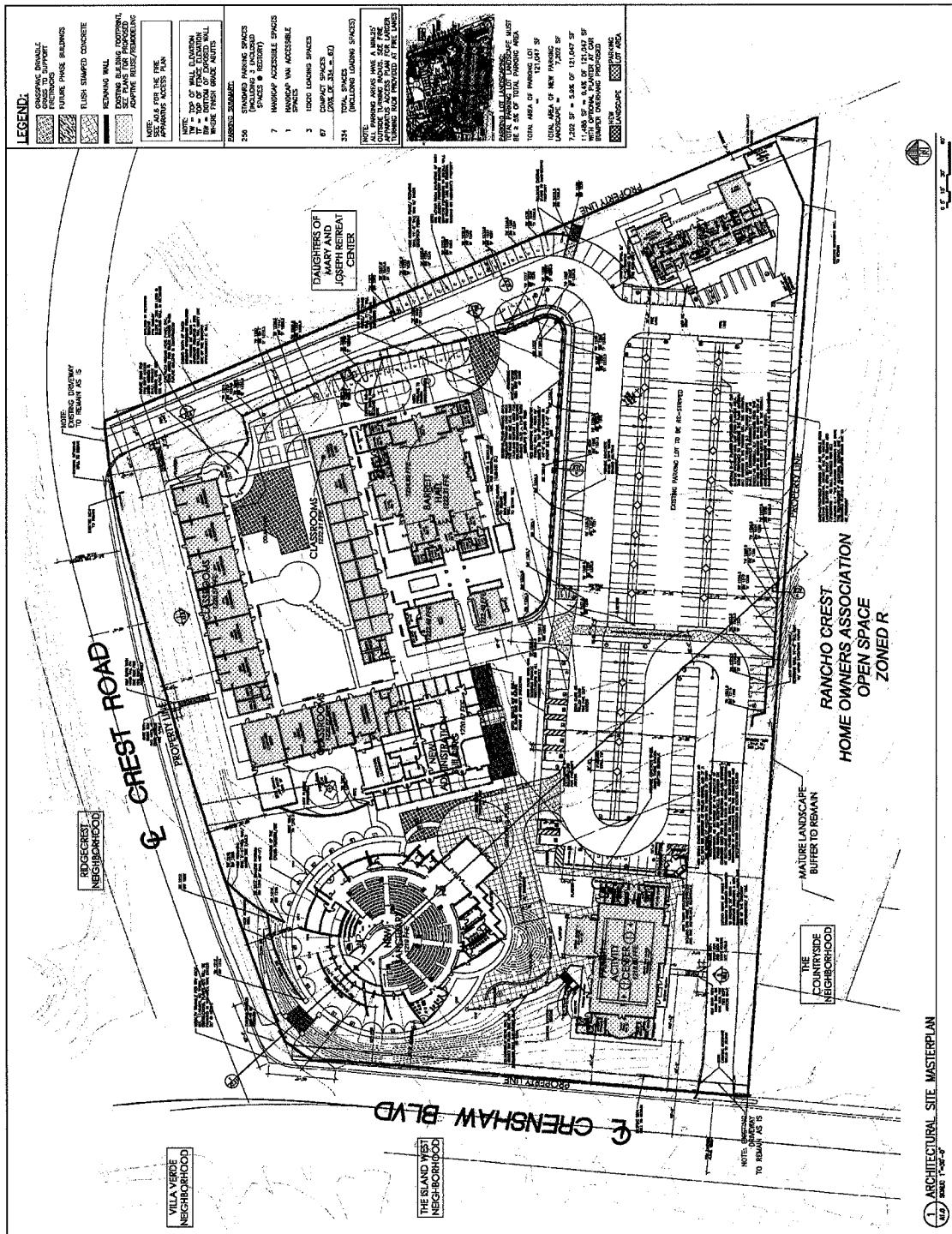
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**Figure 2:** Aerial of Subject property and immediate neighborhood



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**Figure 3:** Proposed Site Plan



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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

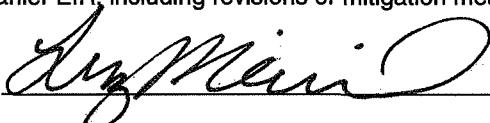
<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards and Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities and Service Systems
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Population and Housing	

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature:



Date: June 3, 2008

Printed Name:

Leza Mikhail  
Associate Planner

For: City of Rancho Palos Verdes

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**EVALUATION OF ENVIRONMENTAL IMPACTS:**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the proposal:</b>					
a) Have a substantial effect on a scenic vista?	1		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	1		X		
<b>Comments:</b>					
<p>a) <b>Potentially Significant Unless Mitigation Incorporated:</b> No officially-designated scenic vistas, corridors or resources are in the vicinity of the St. John Fisher property as specifically designated in the City's General Plan. Some of the residential properties located at the northwest corner of Crest and Crenshaw (catty-corner of St. John Fisher property), however enjoy views of the Pacific Ocean and Catalina, which are considered protected views within Section 17.02.040 of the City's Development Code. As proposed, the project may potentially affect "far views" from these properties due to the height of the proposed Sanctuary and the elevation of these residential properties. In order to mitigate any potential view impacts, the following mitigation measure has been added:</p> <p><b>A-1: If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.</b></p> <p>b) <b>No Impact:</b> The proposed project is located in a developed residential neighborhood on a lot zoned and developed for Institutional use. There are existing trees and shrubs on the existing property and on other developed residential properties in the surrounding neighborhood, however the property does not contain scenic resources that could be substantially damaged by construction of the project. The area is not near a State highway that is designated as a scenic highway, as stated above. Therefore, the proposed project would not have a substantial adverse effect upon, or cause damage to, scenic resources. Thus, there would be no impact, an no further analysis would be required.</p> <p>c) <b>Potentially Significant Unless Mitigation Incorporated:</b> The existing property is currently developed with multiple buildings (sanctuary, classrooms, offices, residential quarters and a recreational hall) and has been graded and landscaped. Additionally, the immediate neighborhood is currently developed with residential properties that have been disturbed through grading, landscaping or other uses associated with residential development. Consequently, the majority of the area has limited scenic characteristics as the surrounding neighborhood is already developed. Outside of the proposed sanctuary at the corner of Crest Road and</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Crenshaw Boulevard, most of the elements of the proposed project will not be visible from the public right-of-way or private properties. will not be The proposed new 18,400 square foot sanctuary, however would be constructed at the northwest corner of the subject property and will be easily visible from the public right-of-way, specifically, the intersection of Crest and Crenshaw. The applicant has incorporated a variety of architectural elements and articulated the structure to minimize the appearance of a solid, bulky structure. Specifically, the sanctuary has been designed to include a number of tall windows and architectural "fins" that project from the main structure that eliminate the appearance of a uniform structure. Further, the sanctuary has been designed in a circular shape at varying heights to minimize the appearance of harsh angles and a massive structure. Notwithstanding, due to the proposed size and location of the proposed sanctuary, this component of the proposed project has the potential to result in bulk and mass impacts. To address the potential impacts, they following mitigation measure has been added:					
<b>A-2: If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.</b>					
d) <b>Potentially Significant Unless Mitigation Incorporated:</b> The applicant is proposing to provide new light standards within the new parking lot and exterior light fixtures around the new sanctuary. As a result, the proposed lighting may create a potential, aesthetic impact to the surrounding neighborhood. The applicant has submitted a photometric site lighting plan indicating that the proposed lighting in the parking lot will have shields to prevent lighting from spilling onto adjacent properties. Additionally, the applicant has noted that the pedestrian access at the northwest corner of the property will provide a minimum of one-foot candle of light source up to the sidewalk, as required for emergency pedestrian ingress/egress. To ensure that there will be no light or glare impacts as a result of the new, on-site lighting, the following mitigation measures have been added:					
<b>A-3: Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.</b>					
<b>A-4: After installation of all lighting, but prior to issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.</b>					
<b>A-5: A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.</b>					
Therefore, the project, as mitigated, will not create a significant aesthetic impact as a result of the proposed project.					
<b>II. AGRICULTURE RESOURCES: Would the proposal:</b>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on					X

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?					
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	1,3				X
<b>Comments:</b>					
a) – c) <b>No Impact:</b> The proposed project will be on a privately owned property that is not zoned for agricultural purposes. No agricultural resources are present on the project site. The site is zoned for institutional use, and is not in conflict with the Williamson Act. As such, there would be no impact and no further analysis is required.					
<b>III. AIR QUALITY. Would the proposal:</b>					
a) Conflict with or obstruct the implementation of any applicable air quality plan?	1,6				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	6		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	6		X		
d) Expose sensitive receptors to substantial pollutant concentrations?	6		X		
e) Create objectionable odors affecting a substantial number of people?	6		X		
<b>Comments:</b>					
a) <b>No Impact:</b> The proposed project site is within the South Coast Air Basin (SCAB), which is in the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD establishes the Air Quality Management Plan (AQMP) for the SCAB, which sets forth a comprehensive program that will lead the SCAB					

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<p>into compliance with all federal and State air quality standards. However, the SCAB is an area of non-attainment for Federal air quality standards for ozone, carbon monoxide, and suspended particulate matter. The proposed project would be an expansion to an existing development, within an existing urban area. This project is consistent with the local land use plans. Additionally, the project does not include any new residential development, housing, or large local or regional employment centers, nor is it growth-inducing. As such, it is appropriate to conclude that the proposed project is in compliance with the current AQMP. Therefore, impacts would be less than significant and no further analysis would be required.</p>					
<p>b), c), d) &amp; e) <b>Potentially Significant Unless Mitigation Incorporated:</b> As a result of the proposed construction and grading activities, limited short-term air quality impacts may occur throughout the construction process. Pollutants resulting from the construction of the project will be negligible on a local and regional basis, as no objectionable odors are expected to emanate from the site that would adversely affect site visitors or nearby residents. Further, although the proposed project would be adjacent to single-family residences, construction emissions are considered a temporary nuisance that would end following construction completion. Although there are short-term air quality impacts as a result of construction, in order to ensure that air quality standards are upheld, the following mitigation measures have been imposed:</p>					
<p><b>AQ-1:</b> Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> <li>• All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</li> <li>• All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;</li> <li>• All active portions of the construction site shall be watered to prevent excessive amounts of dust;</li> <li>• All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours;</li> <li>• If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour);</li> </ul>					
<p><b>AQ-2:</b> Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector</p>					

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<p>shall be responsible for ensuring that contractors comply with this measure during construction.</p> <p><b>AQ-3:</b> Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Director of Public Works. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p> <p><b>AQ-4:</b> During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p> <p><b>AQ-5:</b> Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> <li>• The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways;</li> <li>• The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and</li> <li>• The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use.</li> </ul>					
<p><b>IV. BIOLOGICAL RESOURCES. Would the proposal:</b></p>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	8				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	8				X
	8				X

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c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	8				X
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	8				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	8				X

**Comments:**

a) - f) **No Impact:** The project site is located in a developed area of the City or Rancho Palos Verdes. The area is not located in or adjacent to the City's Natural Communities Conservation Plan (NCCP) habitat preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, the area is unlikely to be inhabited by species identified as candidates or as sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service. The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the resource agencies. Further, the project site is not located within federally-protected wetlands (as defined by Section 404 of the Clean Water Act) and no special-status animals or habitats are known to exist on or directly adjacent to this property.

Therefore, there would be no impact to biological resources and no further analysis is required.

<b>V. CULTURAL RESOURCES. Would the proposal:</b>					
g) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?	1				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the	10				X

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State CEQA Guidelines?					
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	10				X
d) Disturbed any human remains, including those interred outside of formal cemeteries?	12, 13			X	
<b>Comments:</b>					
<p>a) <b>No Impact:</b> According to the City's General Plan, the subject site is not located within or identified as an archaeologically sensitive area. There are no existing structures or facilities that would be considered a historical resource as defined in §15064.5 of the State CEQA Guidelines. Therefore, there would be no impact and no further assessment would be required.</p> <p>h) <b>No Impact:</b> There are no known archeological or historical resources on the project site. It is not anticipated that any cultural resources would be found at the project site since the project is in a fully developed neighborhood. As such, there will be no impact and no further assessment is required.</p> <p>i) <b>No Impact:</b> The project site is located in a fully developed neighborhood. As such, it is unlikely that the presence of unique paleontological resources exist. Further, no unique geological features exist on the subject property and it is unlikely to contain material of paleontological value. Therefore, there is no impact and no further analysis is required.</p> <p>j) <b>Less than Significant Impact:</b> No formal cemeteries are known to have occupied the proposed project area. However, human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code. Measures required by the Public Resources Code would ensure that this impact remains less than significant by ensuring appropriate examination, treatment, and protection of human remains. Impacts would be less than significant and no further assessment is required.</p>					
<p>As such, the environmental impacts of the proposed project with respect to air quality are expected to be less than significant to no impact, and no further analysis is required.</p>					

<b>VI. GEOLOGY AND SOILS. Would the proposal:</b>					
a) Expose people or structure to potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	5, 14				X

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State Geologist for the area or based on other substantial evidence of a known fault?					
ii) Strong seismic ground shaking?	15			X	
iii) Seismic-related ground failure, including liquefaction?	5			X	
iv) Landslides?	4			X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	4		X		
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?			X		
e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?					X
<b>Comments:</b>					
a) (i)(ii)(iii)(iv) <b>Less than Significant Impact to No Impact:</b> The project site is not located within an Alquist-Priolo special study zone. According to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, the site is not located within an earthquake-induced landslide zone or liquefaction zone. Therefore, potential impacts are less than significant and no further assessment is required.					
b) <b>Less than Significant Impact</b> The project would involve 30,688 cubic yards of grading. Of the total grading quantity, 19,694 cubic yards will be exported. A majority of the grading would accommodate the construction of the new sanctuary and a basement in the proposed administration building. Soil erosion during construction will be controlled using conventional on-site methods. Removal of topsoil during construction, outside of the grading associated with the new sanctuary and basement, is expected to be very minor. Further, the applicant will be required to submit an Erosion Control Plan to the Building Official for approval, prior to issuance of Building Permits. Additionally, the applicant will be required to provide measures for consistency with the City's National Pollutant Discharge Elimination System (NPDES) permit and provide Best Management Practice measure as required through the Building and Safety Department.					
c) – d) <b>Potentially Significant Unless Mitigation Incorporated:</b> In general, the City regulates development (and reduces geologic impacts) through the requirements of the California Building Code that are subject to the Municipal Code, including, but not limited to, Section 15.04.010, [California] Building Code and Section					

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<p>15.04.040, Building Code Amended – Seismic Safety Requirements. As much of the Palos Verdes Peninsula is underlain by soils characterized as expansive, appropriate construction plans would be reviewed by the City's Building Official for consistency with current building codes and erosion control standards, as well as for consistency with the City's National Pollutant Discharge Elimination System (NPDES) permit. Nonetheless, due to the expansive soils common on the peninsula, the City Geologist may require submittal of a geotechnical report prior to the construction of, and grading for the new sanctuary, parking lot and related grading. In order to ensure that there will be no risk from expansive soil or from liquefaction, the following measures have been added:</p> <p><b>GS-1:</b> The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on field assessment of the site.</p> <p><b>GS-2:</b> The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.</p> <p>k) <b>No Impact:</b> The proposed project would not include the use septic tanks or alternative wastewater disposal systems. No impacts are related to soils supporting septic tanks are relevant and no further assessment is required.</p>					

<b>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:</b>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1, 3				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	16				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a					X

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public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	1				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	7				X
<b>Comments:</b>					
a), b), c), d), e), f), g), & h) <b>No Impact:</b> The proposed project will not result in the transportation, use, or disposal of hazardous materials. In terms of wildland fires, according to the Los Angeles County Fire Department's map of Fire Hazard Severity Zones, the entire City is located within a Very High Wildland Fire Hazard Severity Zone. Implementation of the project will not result in impacts that expose people or structures to a significant loss, injury or death involving wildland fires. Although the proposed project includes a major remodel to the existing St. John Fisher school and the addition of a new preschool, the proposed construction does not include the production or emission of hazardous materials, substances or waste. Further, no public or private airstrip is located within two miles of the project site; and the project will not interfere with applicable emergency response plans or emergency evacuation plans. As such, there will be no environmental impacts resulting from project and no further assessment is required.					
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:</b>					
a) Violate any water quality standard or wastewater discharge requirements?			X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?					X
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or					X

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siltation on- or off-site?					
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?	12				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	12				X
j) Inundation by seiche, tsunami, or mudflow?					X
<b>Comments:</b>					
<p>a) <b>Potentially Significant Unless Mitigation Incorporated:</b> The proposed project includes the demolition of 10,329 square feet of the existing facilities and the construction of 34,406 square feet of new building area. Additionally, the project would include 30,688 cubic yards of grading (19,694 cubic yards of cut and 10,994 cubic yards of fill, or re-compaction). Although the project involves new construction and grading, the majority of the proposed work will be conducted within areas of the property that are already improved with a parking lot or paved area. A small amount of grading is proposed on the existing slope at the northwest corner of the subject property to accommodate new stairs and a handicap ramp to the new sanctuary. Additionally, the proposed project will be required to be in compliance with existing National Pollutant Discharge Elimination System (NPDES) requirements, provide Best Management Practices for the construction process and submit a drainage report for review and approval by the Building Official. In order to ensure that the proposed project will be in compliance with water quality standards and wastewater discharge requirements during and after construction, the following mitigation measures have been added:</p>					

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<b>HWQ-1): The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.</b>					
<b>HWQ-2): The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</b>					
<b>HWQ-3): The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</b>					
b) <b>No Impact:</b> The proposed project does not involve the construction of any facilities which would require the use of groundwater supplies. Additionally, as the majority of the proposed project will be located in areas of the property that are currently impervious, construction improvements will not interfere with groundwater recharge. Further, the project is not significantly redirecting water flows or creating large areas of impervious surfaces. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and no further analysis would be required.					
c) <b>No Impact:</b> The proposed construction of the project would not alter any drainage patterns. The majority of the proposed construction and grading will occur on areas of the property that are currently developed with structures or paved areas. Further, the proposed grading would follow the existing contours found throughout the site. Temporary and/or minor changes to the existing drainage pattern of the area due to construction of the proposed buildings and parking lot would be minimal and would not substantially alter the existing drainage pattern of the proposed project site or area in such a way that it would result in substantial erosion or siltation on- or off-site. As such, the project will not result in significant impacts and no further analysis would be required.					
d) – f) <b>No Impact:</b> The subject property is currently developed and the majority of new construction will occur on the existing impervious areas of the lot and the proposed grading will result in contours that match and follow the exiting contours found on-site. Therefore, the proposed project will not substantially alter the existing drainage pattern of the site. Further, the subject project would not substantially increase runoff rates to surrounding areas or storm water drainage systems. As such, there are no impacts and no further assessment is required.					
g), h) <b>No Impact:</b> The project does not include additional housing. In terms of flooding, according to the preliminary revised flood maps prepared by FEMA, the site does not fall within a flood hazard area. As such, no impacts would occur and no further assessment is required.					
i) <b>No Impact:</b> The proposed project is not within a dam inundation area and is not identified as a flood hazard area. As such, there is no impact and no further analysis is required.					
j) <b>No Impact:</b> The project site is not subject to a seiche or tsunamis due to its distance from the ocean. The					

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potential for mudflow would not be any greater than what currently exists on the hillsides at the rear of the property. As such, there is no impact and no further assessment is required.					
<b>IX. LAND USE AND PLANNING. Would the proposal:</b>					
a) Physically divide an established community?	1,4				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,4				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,4,10				X
<b>Comments:</b>					
a) – c) <b>No Impact:</b> The project involves the construction of a new sanctuary and other buildings associated with the St. John Fisher school (see project description) at the corner of Crest and Crenshaw. The subject property is 9.2 acres in size and provides ample space for the proposed construction. Additionally, the proposal is consistent with the City's General Plan and Zoning Ordinance, which designates the subject property as Institutional. The project is consistent with the intent of the Zoning Ordinance, which allows for religious and educational uses in areas zoned Institutional. Further, the project site is not included in the City's Natural Communities Conservation Plan (NCCP) preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, there is no impact and no further analysis is required.					
<b>X. MINERAL RESOURCES. Would the proposal:</b>					
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	1				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	1				X

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<b>Comments:</b>					
<p>a) &amp; b) <b>No Impact:</b> According to the Natural Environment Element of the General Plan, areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone between 1948 and 1959. However, these quarries are not situated on the project site. This General Plan Element further states that there are no mineral resources present within the community that would be economically feasible for extraction. Further, no land use plan delineates the site as a locally important mineral resource recovery site. Therefore, there is no impact and no further assessment is required.</p>					
<b>XI. NOISE. Would the proposal result in:</b>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1, 4		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	1, 4			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
<b>Comments:</b>					
<p>a), b), &amp; c) <b>Potentially Significant Unless Mitigation Incorporated:</b> In order to control excessive noise and vibration, the City has adopted an Environmental Protection Ordinance. The main goal of the City's environmental ordinance is to protect surrounding and nearby properties and persons from environmental</p>					

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<p>nuisances and to set limits on adverse environmental effects created by the development of land. The Applicant would be required to adhere to the provisions of Chapter 17.56 of the Rancho Palos Verdes Municipal Code, which states that "it is unlawful to carry on construction, grading or landscaping activities or to operate heavy equipment except between the hours of seven a.m. and seven p.m. Monday through Saturday." Further, construction activities are not permitted on Sundays. Aside from this regulation, the City does not have noise level standards established in either the General Plan or by local ordinance. Although the project includes the installation and operation of a bell tower with a chime schedule, the bells would ring on a set schedule, intermittently throughout the day. The proposed bells are scheduled to ring on the following dates and times: Monday through Saturday at 8:00 AM, 12:00 PM, 5:05 PM and 6:00 PM; and Sunday at 8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM. While the bells will be audible, the sound from the bells would occur for a relatively short period of time. Furthermore, most of the bell rings would occur during the hours when heavy construction is permitted between 7:00 AM and 7:00 PM. Therefore, operation of the project site as a church and school would not result in generation of noise that would produce excessive and/or ambient noise levels and is considered less than significant in terms of ambient noise generated on-site and in the surrounding neighborhood.</p> <p>On a short-term basis, noise generated by the implementation of the project may result in negligible impacts to the environment resulting from human interaction, manual labor and small machine equipment. As for long-term impacts, the proposed project will not contribute to the increase of on-site noise. The improvements are intended to provide an expansion of the facilities to the existing site. The project would not generate or expose persons to excessive ground-borne vibration or produce substantial permanent increase in ambient noise levels. However, as the project is proposed to be phased over a period of time to be determined by the Planning Commission, short-term construction mitigation measures have been incorporated as follows:</p> <p><b>N-1: Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:</b></p> <ul style="list-style-type: none"> <li>• Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices.</li> <li>• Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints.</li> <li>• The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the</li> </ul>					

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<p>contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> </ul> <p>d) <b>Potentially Significant Unless Mitigation Incorporated:</b> The proposed project will generate temporary construction noise. The noise levels associated with the proposed construction will vary depending on the particular type, number and duration of use of various pieces of construction equipment. As the project will generate construction related noise, the following mitigation measures have been added:</p> <p><b>N-2:</b> Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p><b>N-3:</b> During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p><b>N-4:</b> Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p><b>N-5:</b> There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p> <p>e) <b>No Impact:</b> The proposed project would not be located within an airport land use plan or within two miles of a public airport. No further analysis is required.</p> <p>l) <b>No Impact:</b> The propose project would not be located within the vicinity of a private airstrip. Therefore, there is no impact and no further analysis is required.</p> <p>Therefore, with the implementation mitigation measures, the environmental impacts resulting from the proposed project, with respect to noise, will be less than significant.</p>					

**XII. POPULATION AND HOUSING. Would the proposal:**

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a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	3				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	3				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	3				X

**Comments:**

a) **No Impact:** The proposed project will not induce a substantial amount of population growth in the area. The project does not include the construction of new homes or the subdivision of lots. In fact, there will be a reduction in living quarters as the existing rectory will be demolished and the convent will be converted into living quarters for the priests'. Further, the project does not include the extension or expansion of roads or other forms of infrastructure typically developed to support new development. It is important to note, the proposed project is subject to the City's Affordable Housing requirements set forth in Section 17.11.140 of the RPVMC, which requires nonresidential projects of a certain size to address affordable housing as part of their project. The proposed project will be required to comply with said section of the code prior to issuance of a certificate of occupancy for any structures. Therefore, there would be no impact and no additional assessment is required.

b) & c) **No Impact:** The subject property is currently developed with rectory and convent, however the convent is no longer in use. As such, the proposed project would not displace any housing and there is no impact. No additional assessment is required.

<b>XIII. PUBLIC SERVICES. Would the proposal result in:</b>					
a) Substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire protection?				X	
ii) Police protection?					X

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iii) Schools?					X
iv) Parks?					X
v) Other public facilities?					X
<b>Comments:</b>					
a) (i)(ii)(iii)(iv) & (v) <b>Less than Significant Impact to No Impact:</b> The structures will incorporate interior fire suppression devices required by the Los Angeles County Fire Department and will be constructed in accordance with applicable fire codes; thus, the project presents minimal risk of fire. The level of use is not expected to increase as a result of the proposed project, and there will be no impact on police protection services. Lastly, the project will not generate additional population, and there will be no impacts to schools parks or other public facilities. As such, there will be no environmental impacts associated with the proposed project.					
<b>XIV. RECREATION. Would the proposal:</b>					
a) Increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?					X
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					X
<b>Comments:</b>					
a) & b) <b>No Impact:</b> The proposed project will not increase the use of parks or other recreational facilities, as the project will not result in any new residents. As such, there will be no impact and no further assessment is required.					
<b>XV. TRANSPORTATION/TRAFFIC. Would the proposal:</b>					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?	17			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion	17			X	

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management agency for designated roads or highways?					
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment?)	17				X
e) Result in inadequate emergency access?					X
f) Result in inadequate parking capacity?	17, 18			X	
g) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X

**Comments:**

a) **Less than Significant Impact:** The project site is located at the southeast corner of Crest Road and Crenshaw Boulevard, a four-way stop-controlled intersection. According to the traffic study prepared for the project, and reviewed by the City's Traffic Engineer, the study intersection (Crest Road and Crenshaw Boulevard) and nearby roadway segments (Crenshaw Boulevard, north of Crest Road and Crest Road, west of Crenshaw Boulevard) are operating at acceptable levels of service (LOS D or better) during peak hours for both weekday (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) and Sunday conditions (8:00 AM to 12:00 PM). Further, the traffic study states that under "existing with ambient growth and project" conditions, the proposed St. John Fisher project is not expected to significantly impact the study locations beyond the threshold limits required by the City for review. As such, impacts would be less than significant.

b) **Less than Significant Impact:** The traffic analysis included trip generations for a number of close-by developments, near the intersections of Crenshaw Boulevard and Deep Valley Drive and Crenshaw Boulevard and Silver Spur Road, for the purpose of studying "existing with ambient growth and cumulative projects". These projects are considered large projects for the neighborhood and include condos, retail, flats, townhomes and medical offices. According to the traffic study, which was reviewed by the City's Traffic Engineer, the proposed project is not expected to significantly impact the study locations beyond the thresholds mandated by the City. As such, impacts would be less than significant.

c) **No Impact:** The proposed project would not result in air traffic patterns. Therefore, there would be no impact and no further analysis is required.

d) **No Impact:** The existing property is currently improved with two ingress/egress driveways that are situated more than 300 feet from the intersection of Crest Road and Crenshaw Boulevard. The project would maintain the existing driveways in their current locations. Thus, there would be no impact and no further assessment is

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required.					
e) <b>No Impact:</b> The project has been reviewed by the Land Use department of the Los Angeles County Fire Department. The applicant has provided all necessary measures required by the Fire Department (pedestrian stair access with knox box and lock, hammerhead turn-outs, fire hydrants and adequate driveway widths) resulting in adequate emergency access (vehicular and pedestrian) to various areas of the property. As such, the project will not result in inadequate emergency access and there is no impact.					
f) <b>Less than Significant Impact:</b> The existing property has a total of 359 parking spaces and 0 loading spaces. Of this existing amount, 227 spaces are dedicated for everyday use and 132 spaces are utilized for overflow parking. The project proposal includes the elimination of the overflow parking area to accommodate the new sanctuary. The existing parking area along the south property line would be reconfigured to accommodate 331 everyday parking spaces and 3 loading spaces. According to the parking tables, the highest number of parking spaces necessary to accommodate potential vehicles during the highest peak hour of operation (10:00 AM to 12:00 PM on Sundays) for the entire property (all uses) would be 331 parking spaces. As such, the proposed project will not create an inadequate parking capacity for the project site and proposed uses based on the expected highest peak hour of campus use. Therefore, impacts to the existing parking will be less than significant.					
g) <b>No Impact:</b> The proposed project will have no impact on any adopted policies, plans, or programs supporting alternative transportation projects, including existing bus stops.					

<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X

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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X

**Comments:**

a), - g) **Less than Significant Impact to No Impact:** Although there may be a minimal increase in wastewater and water usage as a result of the project, it will not exceed the capacity of existing infrastructure or require the construction of new treatment facilities or new entitlements to serve the subject property. The property owner will be required to provide adequate site drainage to the existing storm drainage system through street outlets or underground drains, and comply with NPDES standards and requirements. Additionally, the Applicant will be required to obtain approvals from CalWater for water supply connections and Los Angeles County Sanitation for sewer connections. Lastly, the property owner and developer are required to comply with all applicable federal, state and local statutes and regulations related to solid waste. As such, there will be less than significant impacts with respect to utilities and service system issues.

**17. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X
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**Comments:** As described in the above analysis, the proposed St. John Fisher Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of major periods of California history. No endangered, threatened, or sensitive biological resources, historic structures, or known cultural resources are located within the project site. No adverse impact will result.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the				X	
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effects of other current projects, and the effects of probable future projects)?					
<b>Comments:</b> The proposed project may have impacts that are individually limited, but these impacts will not be cumulatively considerable in the context of the entirety of the St. John Fisher property and existing facilities. The site is developed with many buildings including an exiting sanctuary that is proposed to be converted to a gymnasium, exiting classrooms and offices, two residential quarters (one that will be demolished due to non-use) and a recreational hall. Additionally, the traffic analysis, which was reviewed by the City's Traffic Engineer, noted that the level of service for traffic flow will not be significantly impacted. Cumulative impacts resulting from the proposed project would be less than significant and no further analysis would be required.					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
<b>Comments:</b> The impacts resulting from the proposed project would be less than significant. Although the residents of houses that border the St. John Fisher property may have a slight increase in noise from users, the project would not create any substantial hazards or subject people to substantial risks related to health and safety. As such, impacts would be less than significant and no further analysis is required.					
<b>18. EARLIER ANALYSES.</b>					
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following items:					
a) <b>Earlier analysis used.</b> Identify earlier analyses and state where they are available for review.					
<b>Comments:</b> Not applicable					
b) <b>Impacts adequately addressed.</b> Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.					
<b>Comments:</b> Not applicable					
c) <b>Mitigation measures.</b> For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.					

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Sources					

**Comments:** The following is a list of mitigation measures applied to the St. John Fisher Master Plan: Revision, Remodel and Expansion project, as described below:

**Aesthetics**

**A-1:** If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.

**A-2:** If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.

**A-3:** Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.

**A-4:** After installation of all lighting, but prior to issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.

**A-5:** A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.

**Air Quality**

**AQ-1:** Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- All active portions of the construction site shall be watered to prevent excessive amounts of

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<p>dust;</p> <ul style="list-style-type: none"> <li>• All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours;</li> <li>• If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour;</li> </ul> <p><b>AQ-2:</b> Prior to issuance of any Building Permit and/or Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p> <p><b>AQ-3:</b> Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Director of Public Works. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p> <p><b>AQ-4:</b> During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p> <p><b>AQ-5:</b> Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> <li>• The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways;</li> <li>• The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and</li> <li>• The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use.</li> </ul>					

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**Geology and Soils**

**GS-1:** The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on a field assessment of the site.

**GS-2:** The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.

**Hydrology and Water Quality**

**HWQ-1):** The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.

**HWQ-2):** The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.

**HWQ-3):** The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.

**Noise**

**N-1:** Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:

- Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices.
- Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints.
- The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a

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<p>complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.</li> </ul> <p><b>N-2:</b> Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p><b>N-3:</b> During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p><b>N-4:</b> Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p><b>N-5:</b> There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p>					
<p><b>Authority:</b> Public Resources Code Sections 21083 and 21087.</p> <p><b>Reference:</b> Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i>, 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i>, 222 Cal. App. 3d 1337 (1990).</p>					
<p><b>19. SOURCE REFERENCES</b></p>					
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California: as amended through August 2001.				
2	City of Rancho Palos Verdes, <u>General Plan Housing Element</u> . Rancho Palos Verdes, California: adopted August 2001.				
3	City of Rancho Palos Verdes, <u>Development Code and Zoning Map</u> (Municipal Code Titles 16 and 17).				

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	Rancho Palos Verdes, California: as amended through August 2004.					
4	City of Rancho Palos Verdes, <u>Landslide Moratorium Area Map</u> and regulations (Municipal Code Chapter 15.20). Rancho Palos Verdes, California: as amended through April 2004					
5	State of California, Division of Mines and Geology, <u>Official Maps of Seismic Hazard Zones</u> , Sacramento, California: March 1999.					
6	South Coast Air Quality Management District, <u>CEQA Air Quality Handbook</u> . Diamond Bar, California: November 1993.					
7	Los Angeles County Fire Department, <u>Very High Wildland Fire Hazard Severity Zones</u> (map). Los Angeles, California: undated (probably January 1985).					
8	City of Rancho Palos Verdes, <u>Final Draft Natural Communities Conservation Plan (NCCP) and Preserve Design</u> . Rancho Palos Verdes, California: July 2004.					
9	Los Angeles County Department of Regional Planning, <u>SEA Update Study 2000</u> , November 2000.					
10	City of Rancho Palos Verdes, <u>Archaeological Resources Map</u> . Rancho Palos Verdes, California: undated					
11	Rancho de Los Palos Verdes Historical Society and Museum, <u>Dedicated Historical Sites on the Palos Verdes Peninsula</u> (map). Palos Verdes Estates, California: 1993.					
12	Federal Emergency Management Agency (FEMA), <u>Digital Flood Insurance Rate Map for Los Angeles County, 2001</u> .					
13	California Public Resources Code <a href="http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc&amp;codebody=&amp;hits=20">http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc&amp;codebody=&amp;hits=20</a> , accessed on August 22, 2007.					
14	Department of Conservation, CA Geological Survey. Cities and Counties Affected by Alquist-Priolo Fault Zones. <a href="http://www.consrv.ca.gov/CGS/rghm/ap/affected.htm">http://www.consrv.ca.gov/CGS/rghm/ap/affected.htm</a> , website accessed August 22, 2007.					
15	Southern California Earthquake Data Center (SCEC), <a href="http://www.data.scec.org/faults/lafault.html">http://www.data.scec.org/faults/lafault.html</a> , website accessed August 22, 2007.					
16	State of California, Department of Toxic Substance Control, <u>Hazardous Waste and Substances Site List (Cortese List)</u> , as revised through September 2005.					
17	<u>Traffic Study for St. John Fisher Church</u> , Prepared by KOA Corporation: December 21, 2007.					
18	<u>Parking Tables for St. John Fisher Church</u> , Prepared by Hyndman and Hyndman, January 2008.					

# **Traffic Study**

December 21, 2007

**Traffic Study for  
St. John Fisher Church  
Rancho Palos Verdes, California**

**December 21, 2007**

*Prepared For:*  
**St. John Fisher Church**

*Prepared by:*

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CODE ENFORCEMENT**

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## Introduction

This study report identifies the potential traffic impacts associated with the proposed St. John Fisher Church/School expansion (hereafter refer to as "Project"). The proposed expansion is located at 5448 Crest Road within the City of Rancho Palos Verdes, California. Figure 1 shows the location of the Project site.

The Project proposes to add a 40-seat capacity preschool program to its current K-8 program. The Project also proposes to expand the church by an additional 250 seats to its current 650-seat capacity. Along with the expansion, a number of on-site improvements to ancillary uses are also proposed.

The Project study area, as defined through consultation with the City of Rancho Palos Verdes, includes the one key intersection and two roadway segments. Traffic impacts were analyzed utilizing weekday AM and PM peak hour traffic and Sunday AM and midday peak hour traffic at the key study intersection and roadway segments. The traffic analysis includes the following traffic scenarios:

- Existing 2007 Conditions
- Existing plus Project plus Ambient Growth
- Existing plus Ambient Growth plus Cumulative Projects (including St. John Fisher Project)

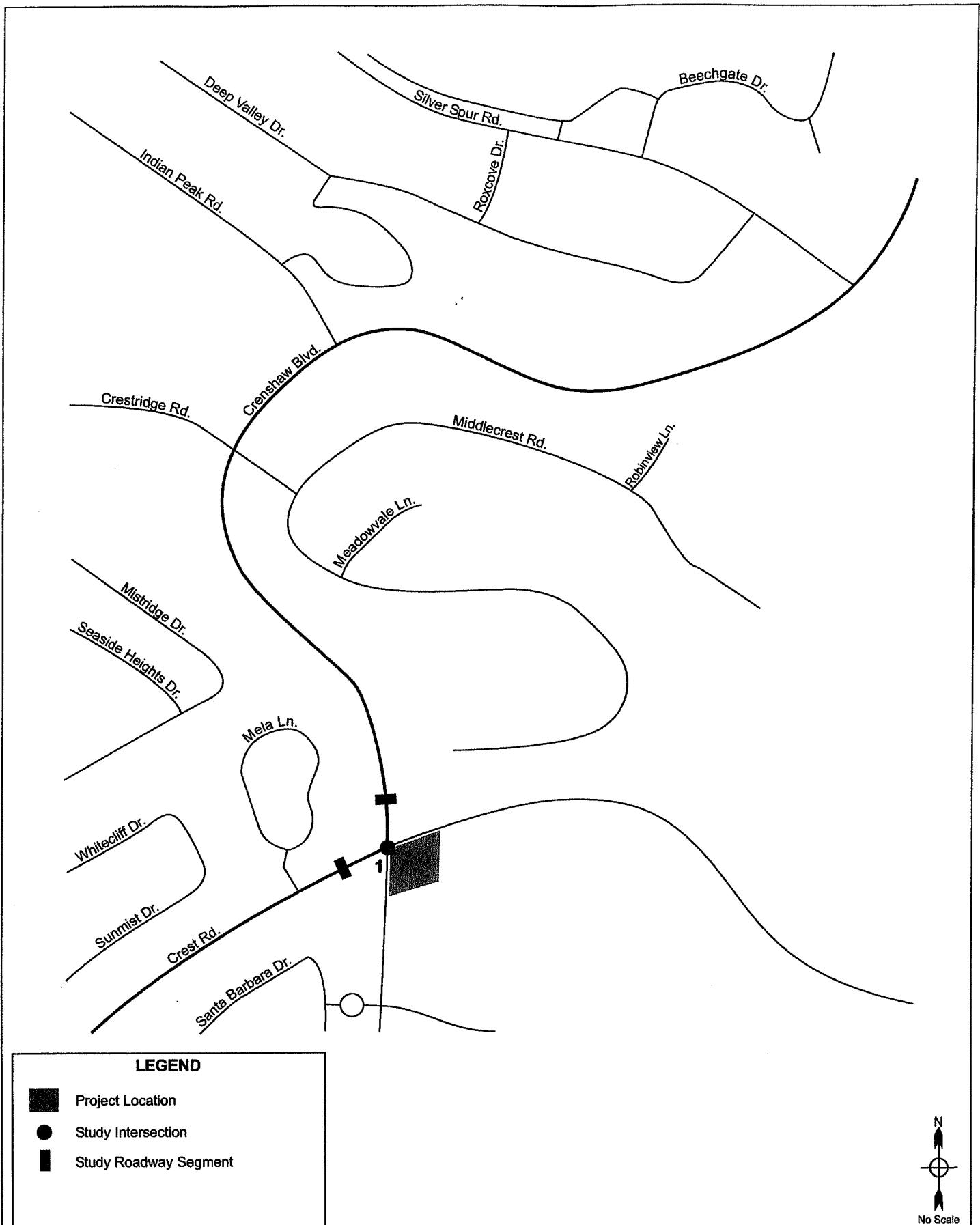
Based on discussions with City staff, the analysis focuses on weekday AM and PM peak hour conditions and Sunday AM and midday peak hour conditions.

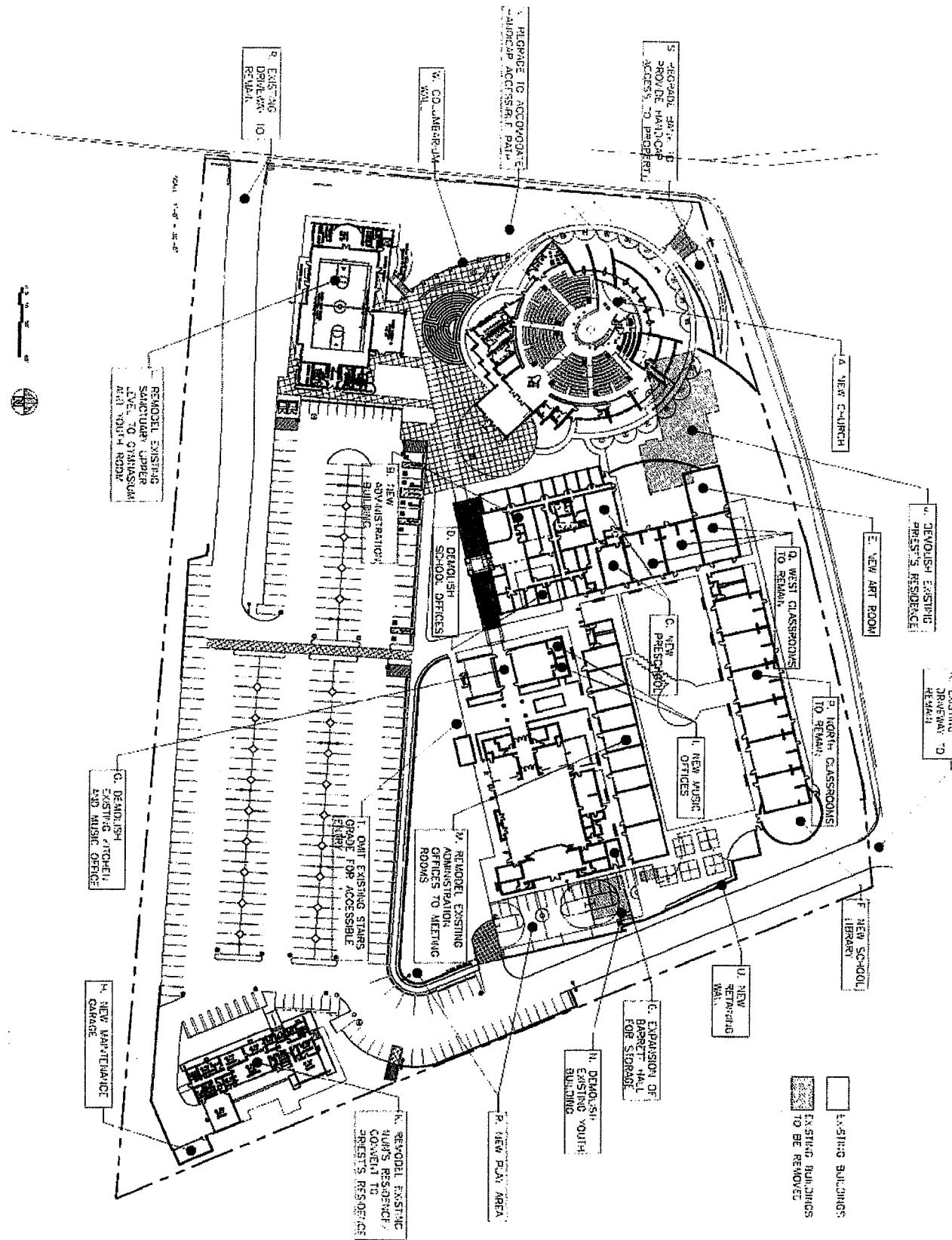
### Project Study Area

The Project study area is defined by the following key study intersection and roadway segments:

1. Crenshaw Boulevard and Crest Road (4-way stop intersection)
2. Crenshaw Boulevard north of Crest Road
3. Crest Road west of Crenshaw Boulevard

Figure 1 also shows the location of the three study locations and Figure 2 shows the Project site plan.





### **Project Access**

Access to and from the project site are via driveways located on Crenshaw Boulevard (south of Crest Road) and Crest Road (east of Crenshaw Boulevard). Figure 2 also shows the location of the current driveways.

### **Analysis Methodology**

The proposed Project site is located within the City of Rancho Palos Verdes. KOA coordinated with city staff to achieve consensus on assumptions such as trip generation, trip distribution, study locations, ambient growth and related projects. The following describes the methodology for this report:

#### **Project Trip Generation and Distribution**

Forecast Project trip generation was based on the Institute of Transportation Engineers' (ITE) publication *Trip Generation, 7<sup>th</sup> Edition* rates. The assumptions utilized for Project trip distribution are discussed in the "Project Trip Generation" section of this report.

#### **Level of Service Methodology**

The study intersection of Crenshaw Boulevard and Crest Road is a four-way stop controlled intersection. Typically for stop-controlled intersections, the Highway Capacity Manual (HCM) methodology is utilized. At this location however, due to the unusual lane configurations (i.e. southbound approach has a shared through/right-turn lane and an exclusive right-turn lane), the HCM methodology restrictions/limitations prevents the analysis to accurately estimate average delay and corresponding level of service. Since the City of RPV has adopted the same methodology as Los Angeles County, the traffic impact analysis for this location utilizes the Intersection Capacity Utilization (ICU) methodology which is typically used to determine level of service for signalized intersection. To account for the lower capacity/flow-rate at a stop-controlled intersection, the overall capacity of 1600 vehicles per hour per lane (vphpl) has been adjusted to 1200 vphpl. This adjustment methodology has been recently adopted by the City of Los Angeles Department of Transportation (LADOT). Consistent with Los Angeles County guidelines, the resultant volume-to-capacity ratio (V/C) also allows for measurement of traffic impacts associated with the proposed Project.

Level of service (LOS) values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating "capacity" of a roadway.

Table I defines the level of service criteria.

**Table I: Level of Service Definitions**

LOS	Interpretation	Signalized Intersection Volume to Capacity Ratio (ICU/CMA)
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington D.C., 2000 and Interim Materials on Highway Capacity, NCHRP Circular 212, 1982

### Significant Traffic Impacts

As defined by City of RPV/Los Angeles County traffic study guidelines, significant impacts of a proposed project at an intersection must be mitigated to a level of insignificance. In cases where capacity increases are possible, KOA analyzed mitigation measures that would restore operations commensurate with the future pre-Project period or better.

Based on City of RPV/Los Angeles County standards which established specific thresholds for project related increases in the volume-to-capacity ratio (V/C) of signalized study intersections. The following increases in peak-hour V/C ratios are considered "significant" impacts:

Level of Service	Final V/C [a]	Project Related v/c increase
C	0.71 – 0.80	Equal to or greater than 0.040
D	0.81 – 0.90	Equal to or greater than 0.020
E and F	0.901 or more	Equal to or greater than 0.010

Note:

[a] Final V/C is the V/C ratio at an intersection, considering impacts from the project, ambient and related project growth, and without proposed traffic impact mitigations.

Please note that Los Angeles County does not have significant impact criteria for un-signalized intersections. As mentioned previously, for the purpose of identifying incremental and significant Project related traffic impacts at stop-controlled intersections, the ICU methodology was utilized.



Based on City of RPV/Los Angeles County standards which established specific thresholds for project related increases in the volume-to-capacity ratio (V/C) of roadway segments. The following increases in V/C ratios are considered "significant" impacts:

Final Level of Service	Percent Increase In Passenger Car by Project
C	4%
D	2%
E or F	1%

## Existing 2007 Conditions

This section describes the existing conditions within the study area, in terms of roadway facilities and operating conditions within the study area.

### ***Existing Roadway System***

Fieldwork within the Project study area was undertaken to identify traffic control and approach lane configuration at each study intersection. Figure 3 shows the existing intersection geometry. As mentioned previously, the intersection of Crenshaw Boulevard and Crest Road is a four-way stop-controlled intersection. Crenshaw Boulevard north of Crest Road is a four-lane divided facility. South of Crest Road, Crenshaw Boulevard terminates as a two-lane roadway serving the Project, Del Cerro Park and residential use. Crest Road west of Crenshaw Boulevard is a four-lane east-west roadway which provides connection to Hawthorne Boulevard. East of Crenshaw Boulevard, Crest Road is a two-lane facility.

### ***Existing Traffic Volumes***

KOA compiled new manual intersection turn movement counts that were conducted at the study intersection and roadway segments. The intersection counts were conducted on November 29, 2007 (Thursday) and December 2, 2007 (Sunday). The roadway segment counts were conducted on December 13, 2007 (Thursday) and December 16 (Sunday).

Peak period turning movement counts were collected between the hours of 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on weekdays and 8:00 AM to 12:00 PM on Sundays. The results of counts were utilized to determine existing weekday AM and PM peak-hour conditions and Sunday AM and midday peak hour conditions. Traffic count summaries are provided in Appendix A of this report. Figure 4 shows the existing weekday and weekend traffic volumes at the three study locations.

### ***Existing Levels of Service***

Based on the weekday and weekend traffic counts shown in Figure 4, a volume-to-capacity ratio and corresponding level of service were determined for three study locations. Table 2 summarizes the existing level of service results.

Generally, LOS D is the lowest acceptable level of service. As shown in Table 2, all the study intersections are all operating at acceptable levels of service (LOS D or better) during peak hours under both weekday and Sunday conditions.

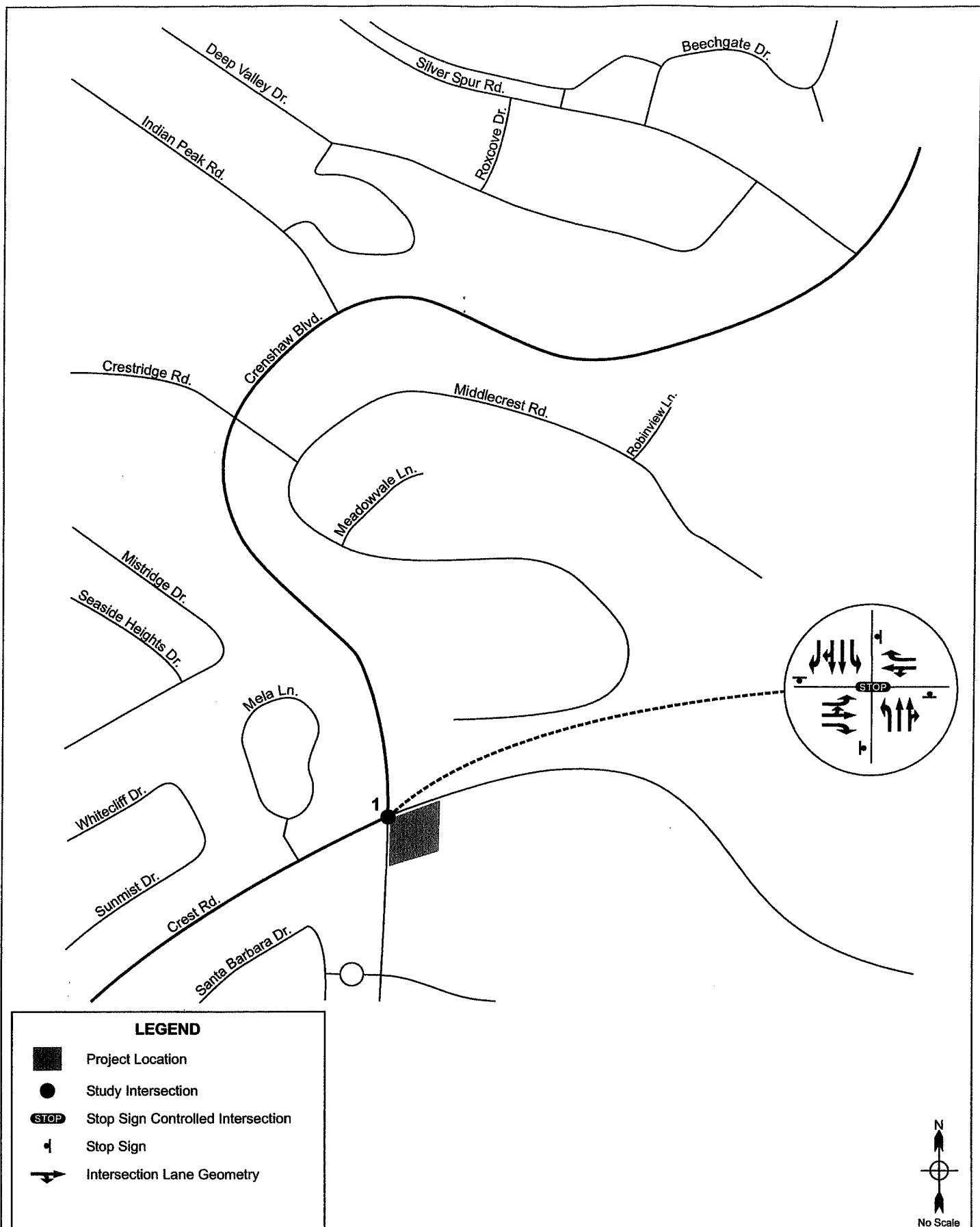
**Table 2: Existing 2007 Level of Service Summary**

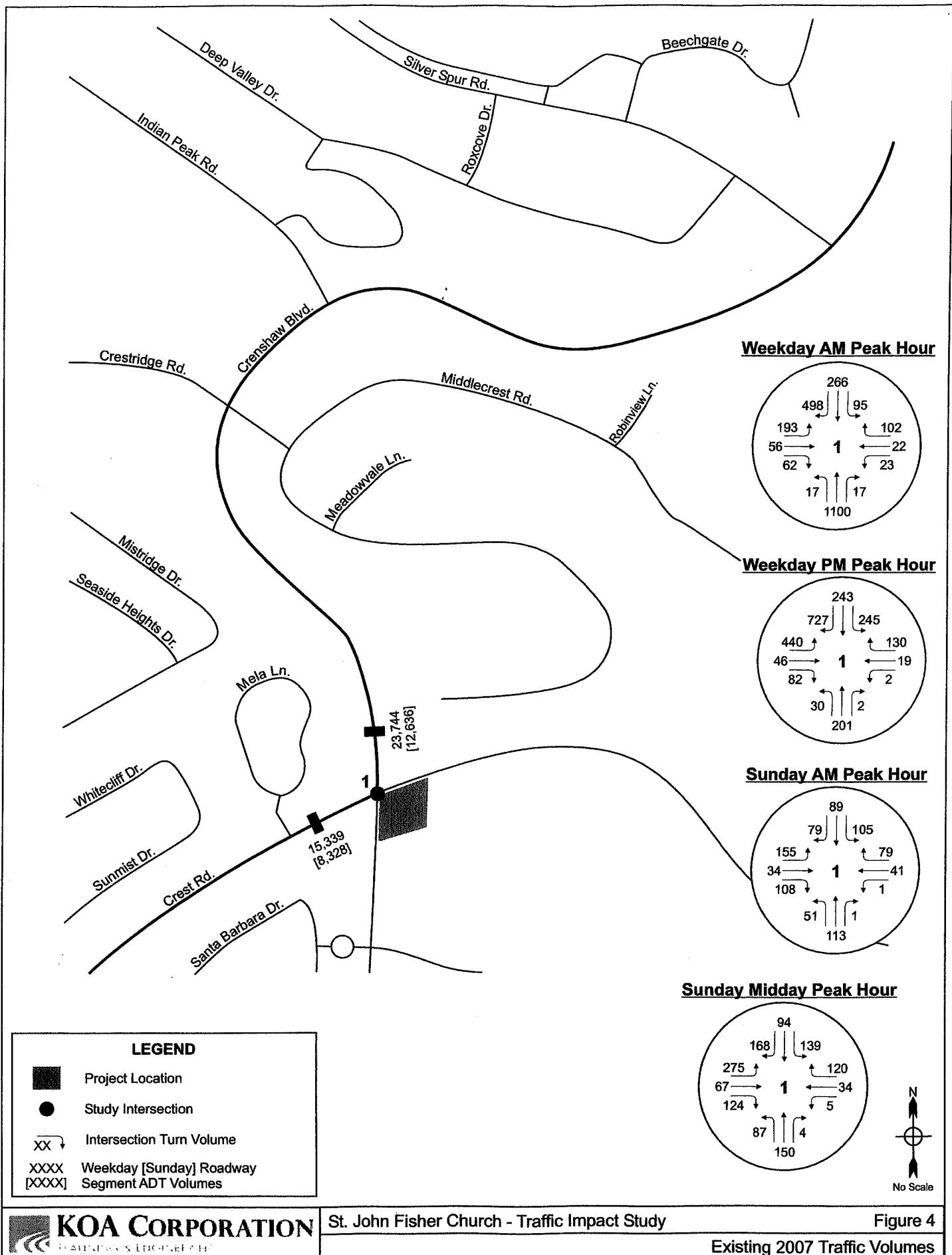
Study Locations	Weekday				Sunday			
	AM Peak		PM Peak		AM Peak		PM Peak	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
<b>Intersection</b>								
1 Crenshaw Blvd & Crest Rd [a]	0.833	D	0.739	C	0.380	A	0.523	A
<b>Roadway Segments</b>								
	<b>Weekday</b>		<b>Sunday</b>					
	V/C	LOS	V/C	LOS				
1 Crenshaw Blvd north of Crest Rd	0.187	A	0.099	A				
2 Crest Rd west of Crenshaw Blvd	0.121	A	0.065	A				

Notes:

[a] Stop-controlled intersection. LOS was calculated based on the 1,200 capacity utilizing the Intersection Capacity Utilization (ICU) Method.

Existing conditions level of service worksheets are provided in Appendix B of this report.





## Existing With Ambient Growth and Project

In order to measure Project related traffic impacts, it is necessary to forecast future traffic conditions within the study area both with and without Project related traffic. The forecast of "Existing with Ambient" traffic growth provides a basis to which Project traffic impacts can be measured against.

### Ambient Traffic Growth

Forecast of future traffic also includes an ambient growth increase which is attributed to both regional population and employment growth outside of the study area. Based on data contained in the Los Angeles County Congestion Management Program (CMP), an ambient growth rate of 0.5% was applied to existing 2007 traffic counts to estimate 2009 traffic.

Figure 5 show the "Existing with Ambient" traffic growth for the peak hours under both weekday and Sunday conditions. Table 3 summarizes the level of service results.

**Table 3: Existing With Ambient Peak Hour Level of Service Summary**

Study Locations	Weekday				Sunday			
	AM Peak		PM Peak		AM Peak		PM Peak	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
<b>Intersection</b>								
1 Crenshaw Blvd & Crest Rd [a]	0.841	D	0.745	C	0.382	A	0.527	A
<b>Roadway Segments</b>								
	Weekday		Sunday					
1 Crenshaw Blvd north of Crest Rd	0.189	A	0.100	A	0.122	A	0.066	A
2 Crest Rd west of Crenshaw Blvd								

Notes:

[a] Stop-controlled intersection. LOS was calculated based on the 1,200 capacity utilizing the Intersection Capacity Utilization (ICU) Method.

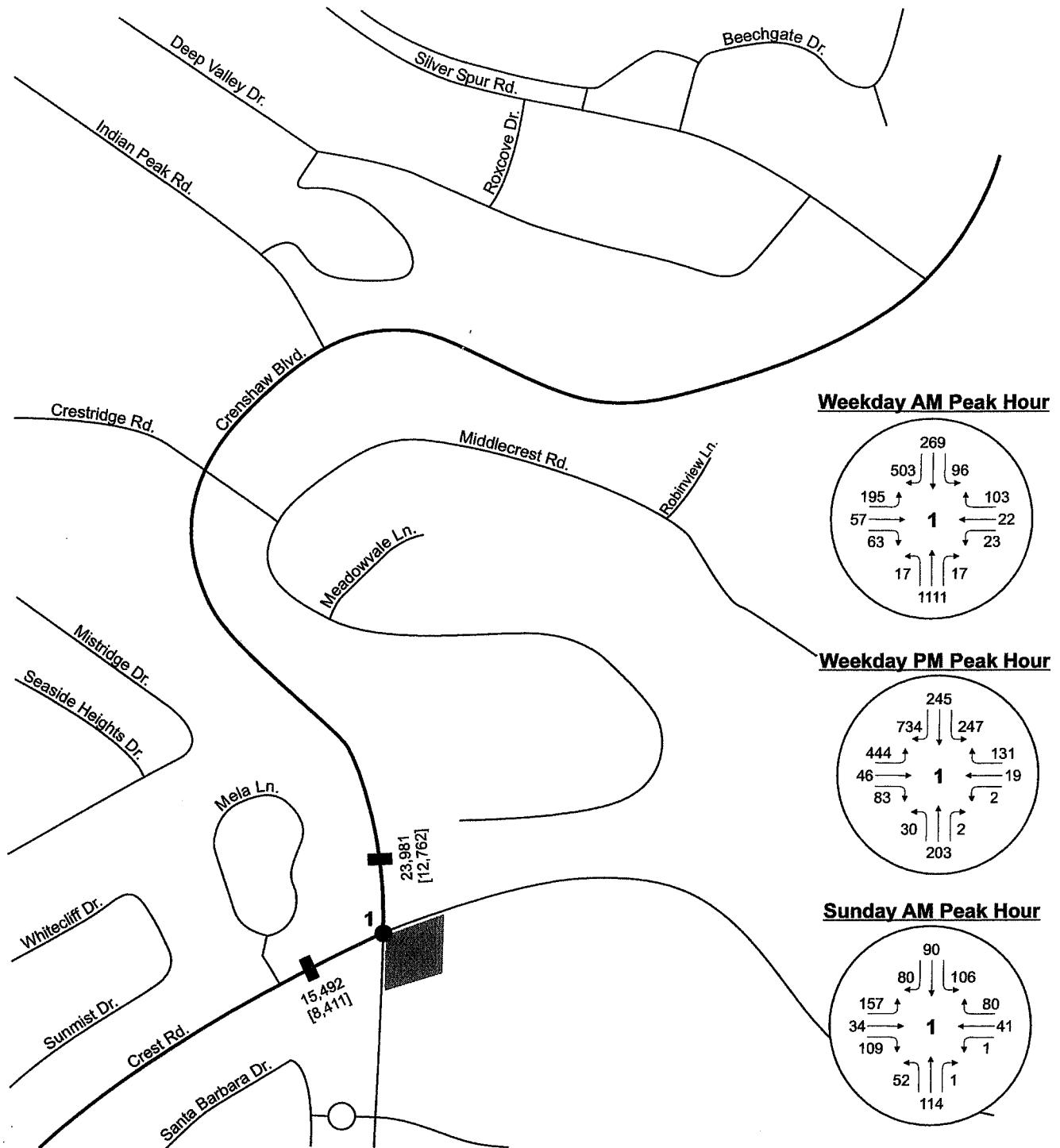
As shown, all three study locations are forecasted to operate at LOS D or better under the peak hours during both weekday and Sunday conditions. Level of service worksheets for Existing plus Ambient conditions are presented in Appendix C.

### Project Trip Generation

Table 4 summarizes the project's trip generation rates. Trip generation rates listed in the Institute of Transportation Engineers' (ITE) publication *Trip Generation, 7<sup>th</sup> Edition* were used to estimate the number of project site generated trips.

Based on discussions with City staff, some concerns have been raised regarding additional traffic that could potentially be generated by some of the ancillary uses in addition to the proposed 40-student preschool and 250-seat church expansion. The ancillary uses include:

- Gymnasium – 6,037 square-feet
- Bookstore – 910 square-feet
- Administrative spaces/meeting room – 2,671 square-feet
- Art room – 1,289 square-feet
- Library – 1,289 square-feet



#### LEGEND

- Project Location
- Study Intersection
- XX → Intersection Turn Volume
- XXXX Weekday [Sunday] Roadway Segment ADT Volumes
- XXXXX Weekday [Sunday] Roadway Segment ADT Volumes



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St. John Fisher Church - Traffic Impact Study

Figure 5

Existing 2007 Plus Ambient Growth Traffic Volumes

**Table 4: Project Trip Generation Estimate**

Land Use	ITE Code	Density	Weekday						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	
Pre School (Day Care Center)	565	- students	4.48	53%	47%	0.80	47%	53%	0.82
Ancillary Uses									
Gym [a]	495	- ksf	22.88	61%	39%	1.62	29%	71%	1.64
Bookstore [b]	868	- ksf	na	na	na	na	52%	48%	19.53
Admin Spaces +Meeting Rooms [c]	715	- ksf	11.57	89%	11%	1.80	15%	85%	1.73
Art Room [d]	534	- ksf	na	55%	45%	11.19	49%	51%	6.80
Church	560	- seats	na	na	na	na	na	na	na
<b>Trip Generation Summary - Weekday</b>									
Pre School (Day Care Center)	565	40 students	179	17	15	32	15	17	33
Ancillary Uses									
Gym [a]	495	6,037 sf	138	6	4	10	3	7	10
Bookstore [b]	868	910 sf	na	na	na	na	9	9	18
Admin Spaces +Meeting Rooms [c]	715	2,671 sf	31	4	0	5	1	4	5
Art Room [d]	534	1,289 sf	na	8	7	15	4	5	9
Library		(39) sf	0	0	0	0	0	0	0
Gross Total for Ancillary Uses			169	19	11	30	17	24	41
Internal Trip Reduction for Gym (50%)			-69	-3	-2	-5	-1	-4	-5
Internal Trip Reduction for ancillary uses (90%)			-28	-11	-6	-18	-13	-16	-28
Net Ancillary trips			72	4	3	7	3	5	8
Church	560	250 seats	na	na	na	na	na	na	na
<b>Net Project Trip Generation</b>			<b>251</b>	<b>21</b>	<b>18</b>	<b>39</b>	<b>18</b>	<b>23</b>	<b>41</b>
<b>Trip Generation Rates - Sunday</b>									
Land Use	ITE Code	Density	Sunday						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	
Pre School (Day Care Center)	565	- students	na	na	na	na	na	na	na
Ancillary Uses									
Gym [a]	495	- ksf	13.60	56%	44%	1.48	56%	44%	1.48
Bookstore [b]	868	- ksf	na	na	na	na	na	na	na
Admin Spaces +Meeting Rooms [c]	715	- ksf	na	na	na	na	na	na	na
Art Room [d]	534	- ksf	na	na	na	na	na	na	na
Church	560	- seats	1.53	52%	48%	0.63	52%	48%	0.63
<b>Trip Generation Summary - Sunday</b>									
Pre School (Day Care Center)	565	40 students	0	0	0	0	0	0	0
Ancillary Uses									
Gym [a]	495	6,037 sf	82	5	4	9	5	4	9
Bookstore [b]	868	910 sf	0	0	0	0	0	0	0
Admin Spaces +Meeting Rooms [c]	715	2,671 sf	0	0	0	0	0	0	0
Art Room [d]	534	1,289 sf	0	0	0	0	0	0	0
Library		(39) sf	0	0	0	0	0	0	0
Gross Total for Ancillary Uses			82	5	4	9	5	4	9
Internal Trip Reduction for Gym (50%)			-41	-3	-2	-5	-3	-2	-5
Internal Trip Reduction for ancillary uses (90%)			0	0	0	0	0	0	0
Net Ancillary trips			41	2	2	4	2	2	4
Church	560	250 seats	383	82	76	158	82	76	158
<b>Net Project Trip Generation</b>			<b>424</b>	<b>84</b>	<b>78</b>	<b>162</b>	<b>84</b>	<b>78</b>	<b>162</b>

[a] ITE land use - recreation center

[b] ITE land use book superstore

[c] Single tenant office

[d] Private School - K - 8

Although the Project does not anticipate significant additional trip would be generated by these ancillary uses, for the purpose of the traffic impact analysis, additional potential trips are included which reflects a worst case scenario in terms of potential traffic impacts. The trip generation from the ancillary uses were adjusted for internal use by the school and are shown in Table 4.

Based on the land uses, their respectively densities and trip rates shown in Table 4, the Project is expected to generate:

- 251 weekday trips
- 39 weekday AM peak hour trips
- 41 weekday PM peak hour trips
- 424 Sunday trips
- 162 Sunday AM peak hour trips
- 162 Sunday midday peak hour trips

#### ***Project Trip Distribution***

Trip Distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project and the general locations of other land uses to which project trips would originate or terminate.

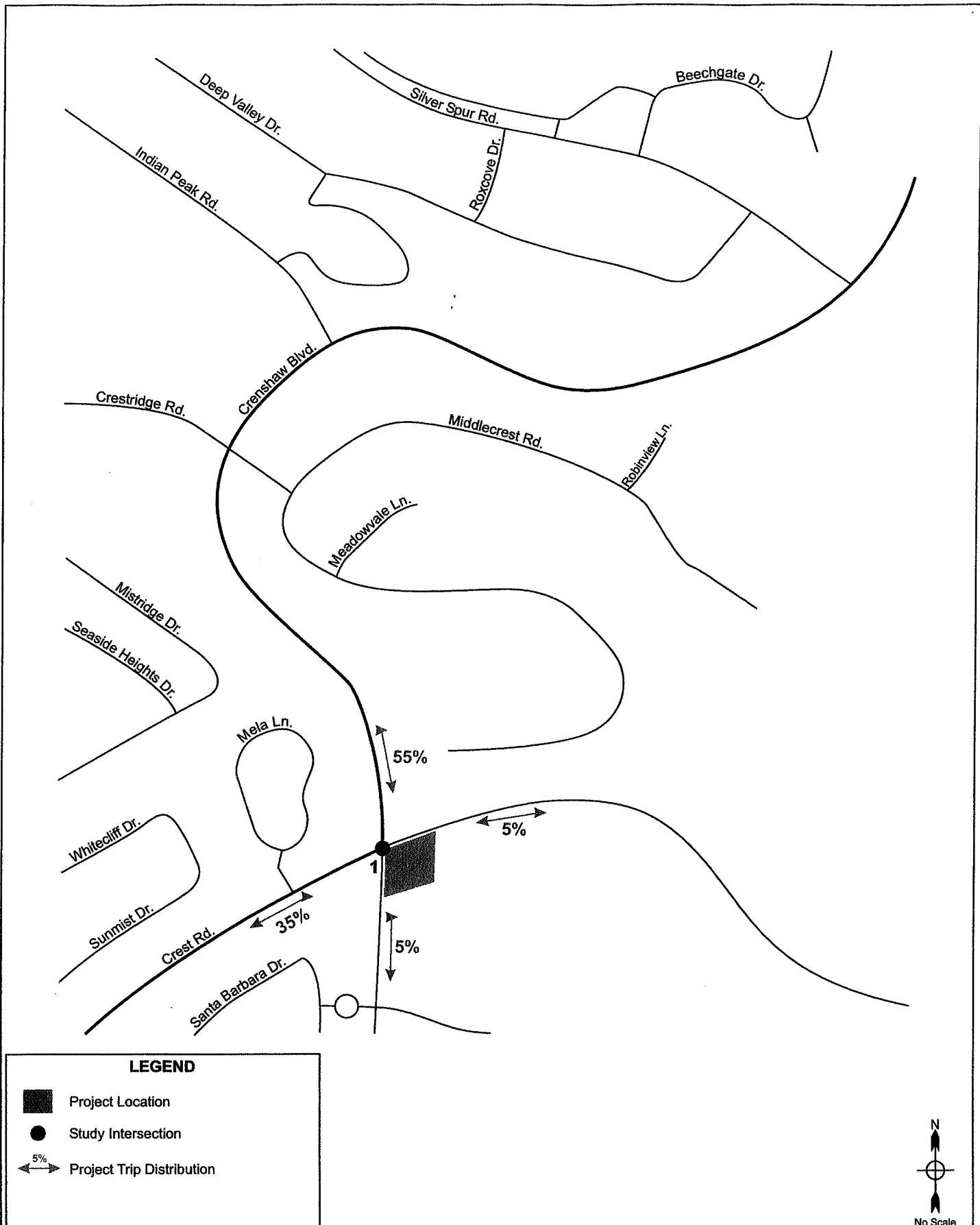
Figure 6 illustrates the intersection trip distribution percentages that were utilized for Project traffic volumes.

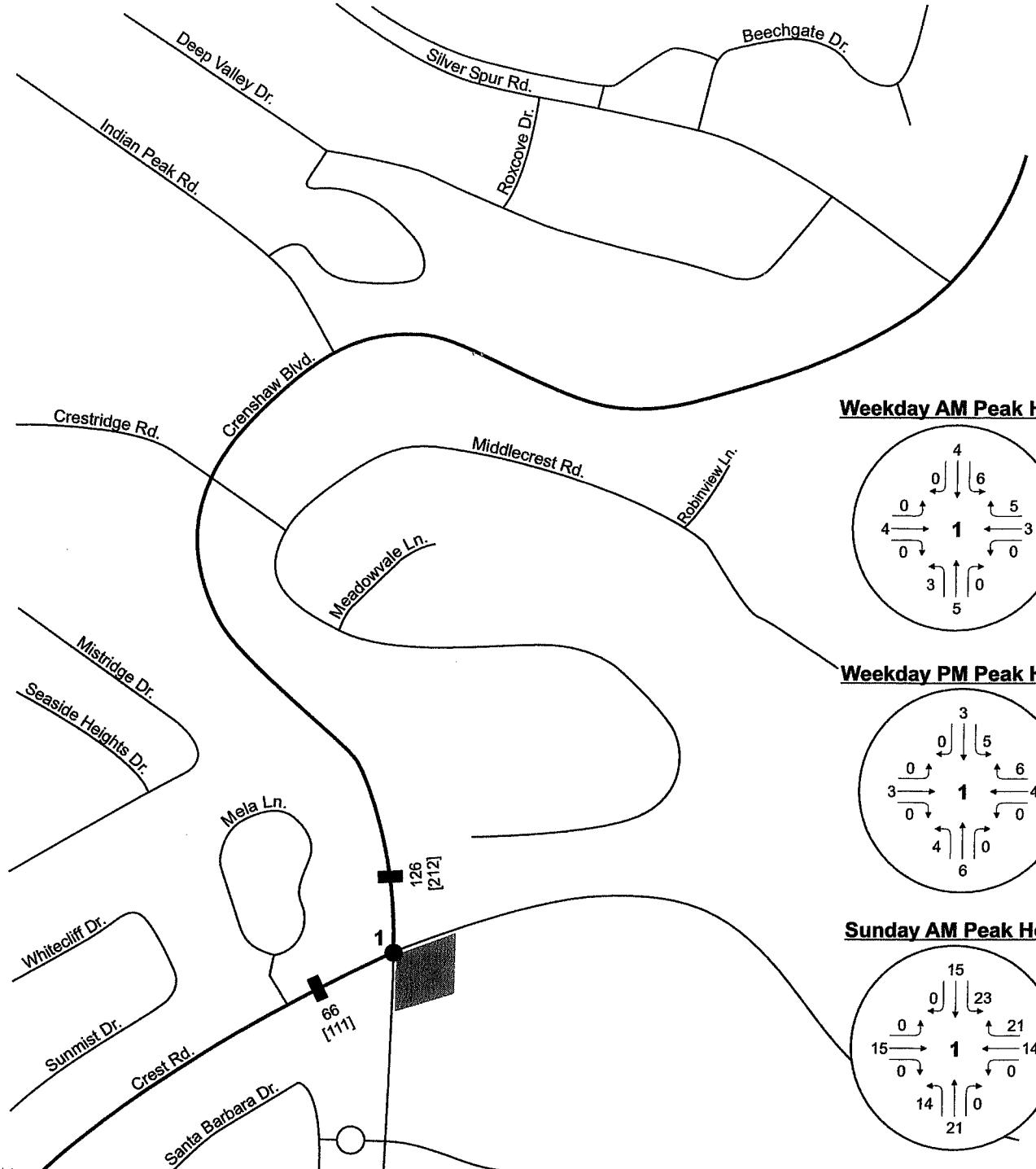
#### ***Project Trip Assignment***

Based on the estimated trip generation and distribution assumptions described above, Project traffic was assigned onto the roadway system based on driveway locations and the availability of local roadways to access the regional highway system. The Project only trips are illustrated in Figure 7.

#### ***Existing With Ambient Growth and Project Impacts***

The Project trips are superimposed onto the Existing Plus Ambient Growth forecasts to estimate traffic conditions with Project traffic. The resultant with Project AM and PM peak hour traffic forecasts are shown on Figure 8.





#### LEGEND

- Project Location
- Study Intersection
- XX → Intersection Turn Volume
- XXXX Weekday [Sunday] Roadway Segment ADT Volumes  
[XXXX] Project Only Traffic Volumes



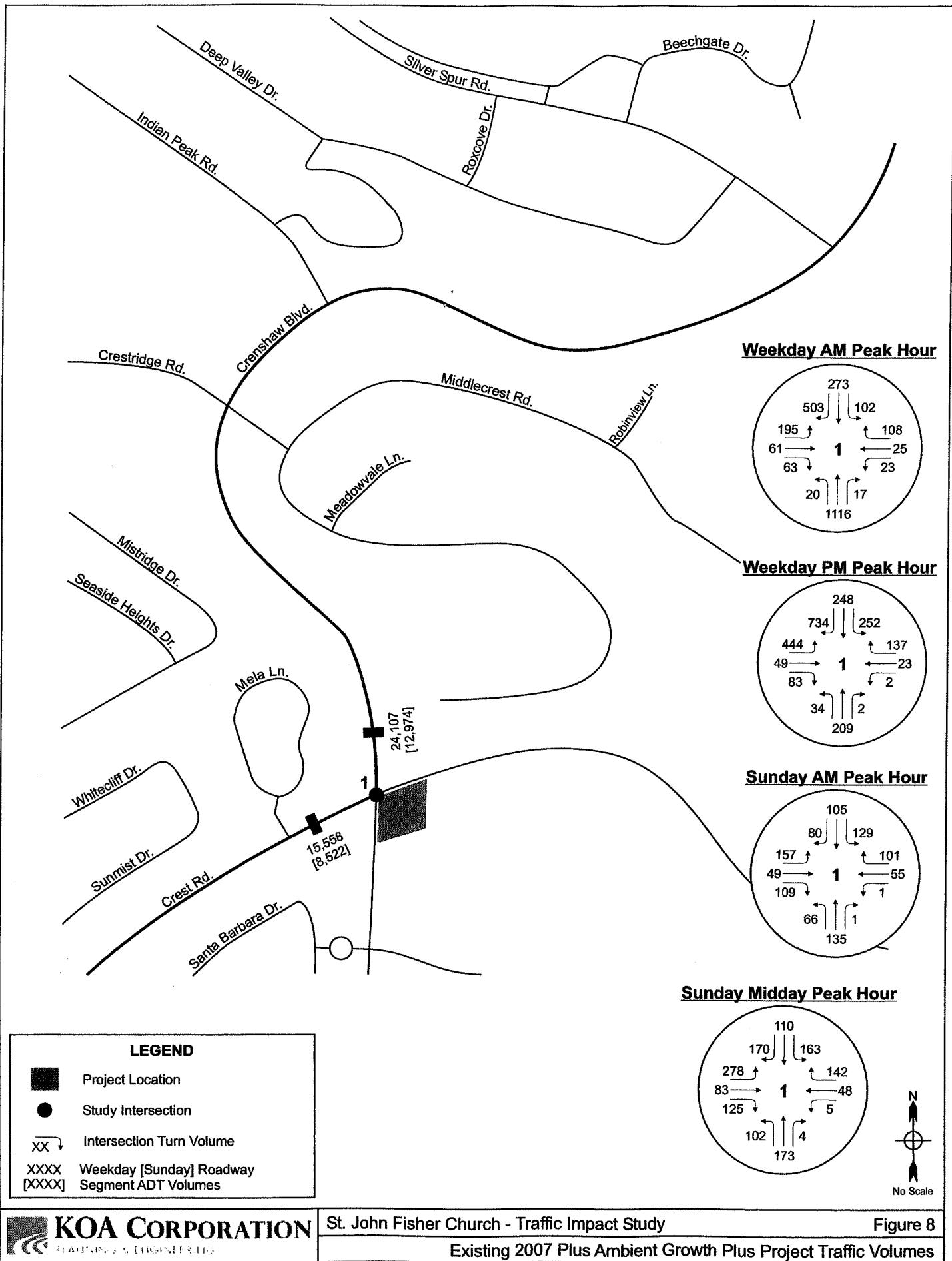


Table 5 summarizes the level of service results under existing plus ambient and Project conditions. Level of service worksheets for Existing plus Ambient plus Project are provided in Appendix D.

**Table 5: Existing With Ambient Growth and Project Level of Service Summary**

Study Locations		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?	
		AM Peak		PM Peak		AM Peak		PM Peak					
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	AM Peak	PM Peak		
<b>Intersection</b>													
1	Crenshaw Blvd & Crest Rd [a]	0.841	D	0.745	C	0.854	D	0.755	C	0.013	0.010	NO	
<b>Roadway Segments</b>		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?	
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS				
1	Crenshaw Blvd north of Crest Rd	0.189		A		0.190		A		0.001		NO	
2	Crest Rd west of Crenshaw Blvd	0.122		A		0.122		A		0.000		NO	
<b>Sunday</b>													
Study Locations		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?	
		AM Peak		PM Peak		AM Peak		PM Peak					
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	AM Peak	PM Peak		
<b>Intersection</b>													
1	Crenshaw Blvd & Crest Rd [a]	0.382	A	0.527	A	0.434	A	0.578	A	0.052	0.051	NO	
<b>Roadway Segments</b>		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?	
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS				
1	Crenshaw Blvd north of Crest Rd	0.100		A		0.102		A		0.002		NO	
2	Crest Rd west of Crenshaw Blvd	0.066		A		0.067		A		0.001		NO	

Traffic impacts are identified if the proposed development will result in a significant change in traffic conditions at a study intersection. A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. Impacts can also be significant if an intersection is already operating below the poorest acceptable level and project traffic will cause a further decline below a certain threshold.

Based on the forecast and level of service results, it is concluded that under "Existing with Ambient Growth and Project" conditions, the proposed Project is not expected to significantly impact any of the study locations.

## Existing With Ambient Growth and Cumulative Projects

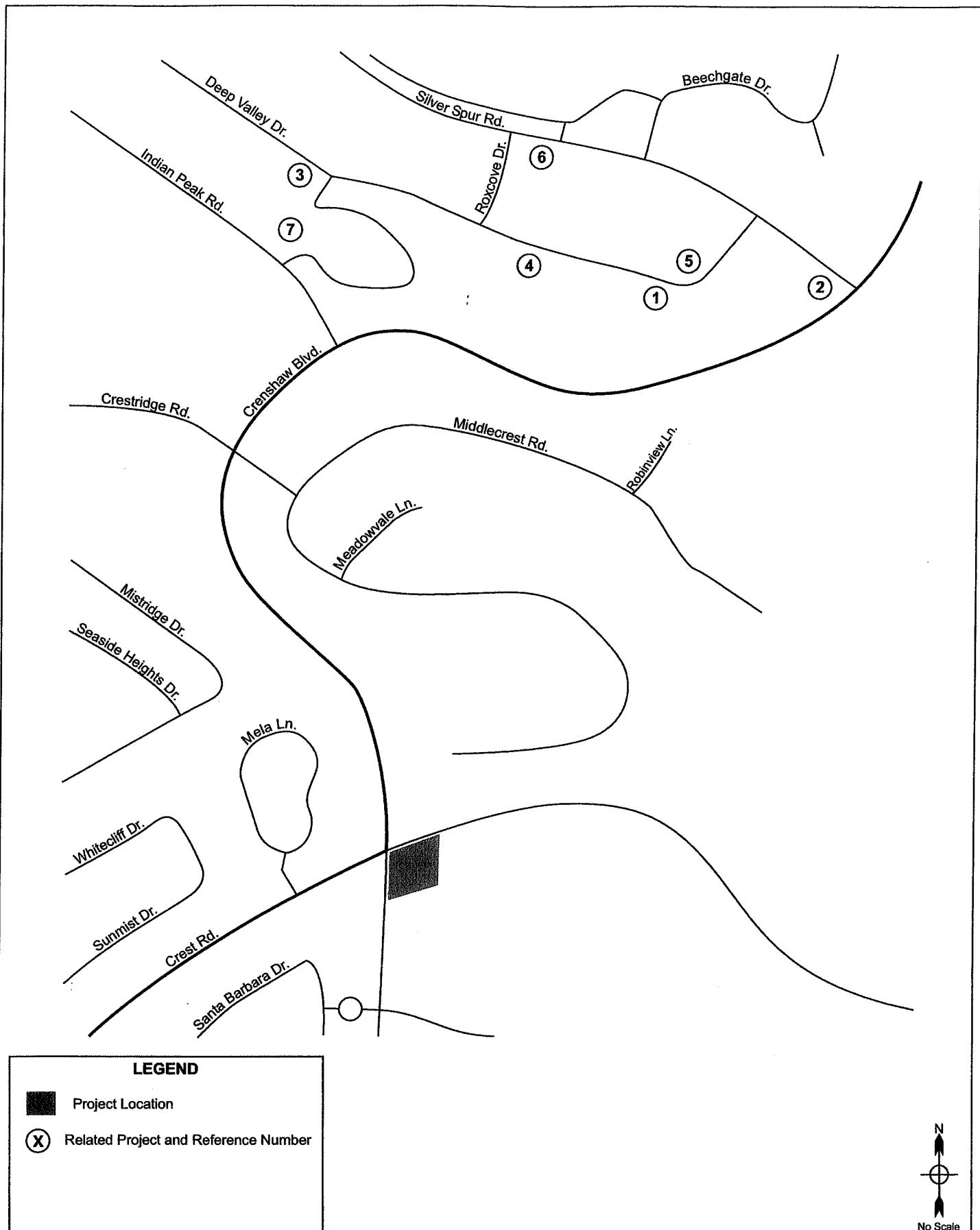
This section summarizes traffic impacts due to cumulative projects (including the proposed St. John Fisher Project) within the vicinity of the study area. Potential cumulative projects traffic impacts and mitigation measures are discussed.

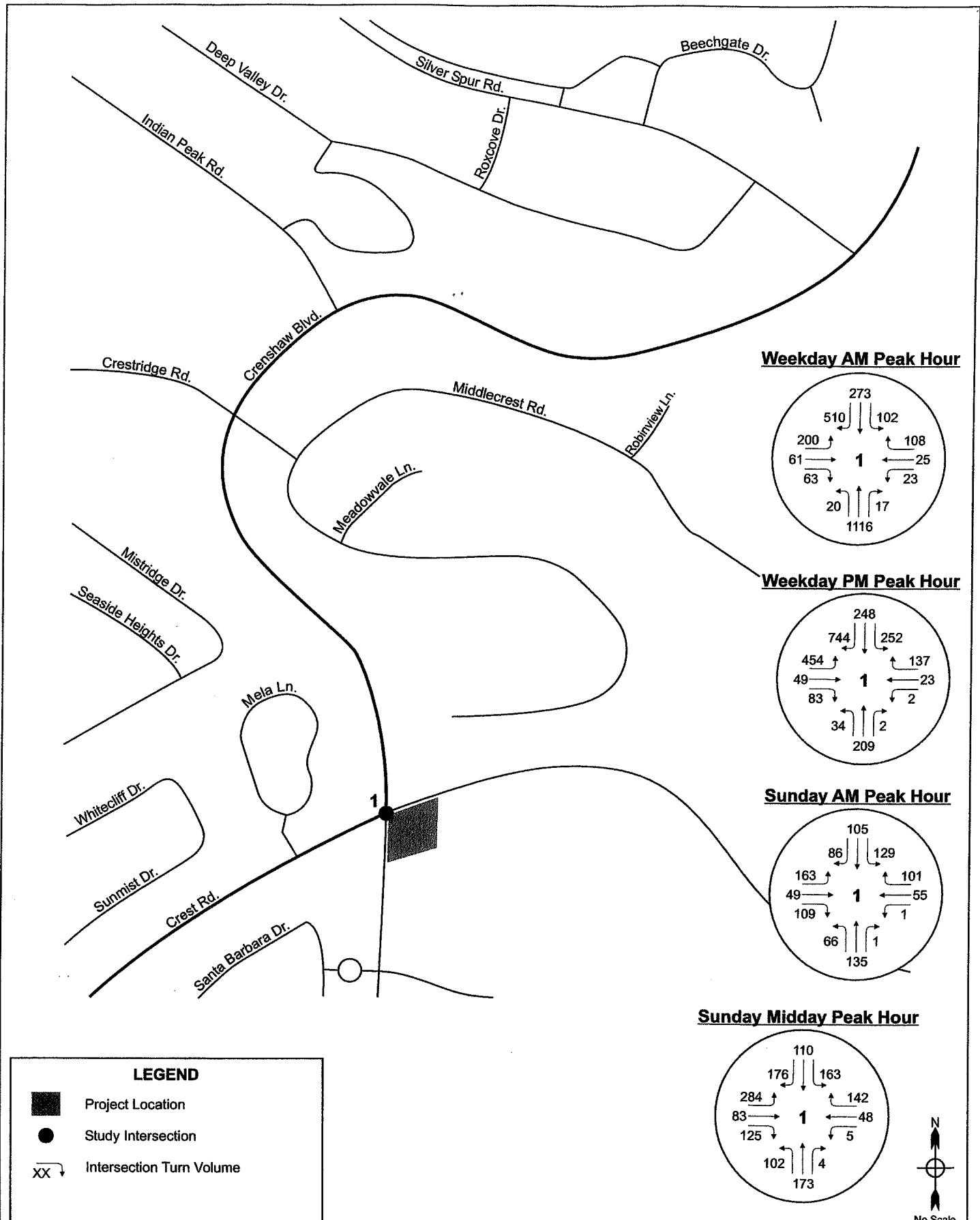
KOA Corporation conducted research and obtained a list of related developments anticipated to be constructed within the timeframe of the proposed Project. The year 2009 was selected to be analyzed based on the anticipated buildout date and occupancy of the proposed Project. Figure 9 illustrates the location of the seven related projects. Table 6 summarizes the trip generation of the seven related projects included in the forecast and their respective trip generation estimates. Trip generation estimates are based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) "Trip Generation Manual – 7<sup>th</sup> Edition."

**Table 6: Related Projects Trip Generation Summary**

Map #	Location	Land Use	Intensity	Units	ITE Code	Daily Total	Weekday AM Peak			Weekday PM Peak			Sunday Daily	Sunday AM Peak			Sunday Mid-day	
							Total	In	Out	Total	In	Out		Total	In	Out	Total	In
1	901 Deep Valley Dr	Condos	41	du	230	240	18	3	15	21	14	7	198	18	9	9	18	9
		Retail	1,256	sf	814	56	-	-	-	3	1	2	26	4	2	2	4	2
2	981 Silver Spur Rd	Condos	18	du	230	105	8	1	7	9	6	3	87	8	4	4	8	4
		Senior Condos	58	du	251	215	12	4	7	15	9	6	135	12	6	6	12	6
3	627 Deep Valley Dr	Retail	5,810	sf	814	257	-	-	-	16	7	9	119	18	9	9	18	9
		Condos	16	du	230	94	7	1	6	8	6	3	77	7	4	4	7	4
4	827 Deep Valley Dr	Senior Condos	75	du	230	440	33	6	27	39	26	13	363	34	17	17	34	17
		Retail	2,000	sf	814	89	-	-	-	5	2	3	41	6	3	3	6	3
6	828 Silver Spur Rd	Medical Office	39,800	sf	720	1,438	99	78	21	148	40	108	62	16	8	8	16	8
		Townhomes	69	du	230	404	30	5	25	36	24	12	334	31	15	16	31	15
7	655-683 Deep Valley Dr & 924-950 Indian Peak Rd	Flats	100	du	220	672	51	10	41	62	40	22	586	51	26	26	51	26
		Retail	14,200	sf	814	629	-	-	-	38	17	22	290	44	22	23	44	22

Based on the estimated trip generation summarized in Table 6, related project trips along with the proposed Project trips were assigned onto the roadway network. Figure 10 illustrates the resultant existing plus ambient plus cumulative projects (including St. John Fisher expansion) traffic volumes.





Based on the traffic forecast, intersection level of service analysis was conducted at the three study locations. Table 7 summarizes the future level of service results. Level of service worksheets for Existing plus Ambient plus Cumulative Projects are presented in Appendix E.

**Table 7: Existing With Ambient Growth and Cumulative Projects**

Study Locations		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?		
		AM Peak		PM Peak		AM Peak		PM Peak						
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	AM Peak	PM Peak			
<b>Intersection</b>														
1	Crenshaw Blvd & Crest Rd [a]	0.841	D	0.745	C	0.856	D	0.763	C	0.015	0.018	NO		
<b>Roadway Segments</b>		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?		
		V/C	LOS		V/C	LOS		V/C	LOS					
1	Crenshaw Blvd north of Crest Rd	0.189	A		0.191	A		0.191	A		0.002	NO		
2	Crest Rd west of Crenshaw Blvd	0.122	A		0.124	A		0.124	A		0.002	NO		
<b>Sunday</b>														
Study Locations		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?		
		AM Peak		PM Peak		AM Peak		PM Peak						
		V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS	AM Peak	PM Peak			
<b>Intersection</b>														
1	Crenshaw Blvd & Crest Rd [a]	0.382	A	0.527	A	0.437	A	0.581	A	0.055	0.054	NO		
<b>Roadway Segments</b>		Existing + Ambient Growth				Existing + Ambient Growth + Project				Change in V/C		Signif?		
		V/C	LOS		V/C	LOS		V/C	LOS					
1	Crenshaw Blvd north of Crest Rd	0.100	A		0.103	A		0.103	A		0.003	NO		
2	Crest Rd west of Crenshaw Blvd	0.066	A		0.068	A		0.068	A		0.002	NO		

As shown in Table 7, all three study locations are not expected to be significantly impacted by the proposed Project.

### Potential On-Street Parking Impacts

During the traffic count survey effort on both weekday and weekend, KOA conducted an on-street parking utilization count to determine the current level of on-street parking. Based on visual observation during the weekday and weekend peak periods, no on-street parking activity was observed. All school and church related parking is currently accommodated on-site.

With the Project's proposed expansion, a total of 344 parking spaces will be provided on-site. Based on the shared parking analysis conducted by the Project's architect, the typical peak parking demand is not expected to exceed the 344-space parking supply. Under typical conditions, the Project is not expected to significantly impact on-street parking.

### Construction Truck Haul Route

Based on discussions with City staff, the preferred truck haul route during construction are Crest Road and Hawthorne Boulevard. Crenshaw Boulevard has a truck restriction and construction related trucks will be restricted from using Crenshaw Boulevard. Contractors will be instructed to adhere to the haul route for all construction related trucks traffic.

## Congestion Management Plan Conformance

This section demonstrates the ways in which this traffic study was prepared to be in conformance with the procedures mandated by the County of Los Angeles Congestion Management Program.

The Congestion Management Program (CMP) was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (LACMTA). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The nearest CMP arterial monitoring intersection to the project site is Pacific Coast Highway at Crenshaw Boulevard. Based on the Project trip generation and the distance of these CMP routes from the study intersections, it is not expected that 50 or more new trips per hour would be added to these locations. Therefore, no further analysis of potential CMP impacts is required.

The nearest CMP mainline freeway-monitoring location to the project site is on I-110 at Wilmington south of C Street. Based on the trip distribution and traffic assignment presented, the proposed project is primarily local traffic rather than regional traffic. The proposed project is expected to add less than 150 new trips per hour to any freeway segments near the project site since the project generates local/neighborhood trips than regional trips. Therefore, no further analysis of CMP freeway monitoring stations is required.

## **Summary and Project Recommendations**

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### ***Analysis Conclusions***

The following summarizes the traffic study results, findings and conclusions:

- Under existing 2007 conditions, all of the three study locations are operating at LOS D or better during both peak hours under weekday and Sunday conditions.
- An ambient growth rate of 0.5% per year was applied to reflect regional traffic growth in the study area.
- Under existing plus ambient conditions, all of the three study locations are operating at LOS D or better during both peak hours under weekday and Sunday conditions.
- The proposed Project is estimated to generate:
  - 251 weekday trips
  - 39 weekday AM peak hour trips
  - 41 weekday PM peak hour trips
  - 424 Sunday trips
  - 162 Sunday AM peak hour trips
  - 162 Sunday midday peak hour trips
- Under existing plus ambient plus Project conditions, traffic from the proposed Project is not expected to significantly impact any of the study locations.
- Under existing plus ambient plus cumulative projects conditions, seven related projects have been identified within the vicinity of the Project site.
- Under existing plus ambient plus Project conditions (which includes the St. John Fisher Project), traffic from the proposed cumulative projects is not expected to significantly impact any of the study locations.
- Currently, there are negligible on-street parking activity fronting the Project site. Based on the a shared parking analysis conducted by the Project's architect, typical peak demand is not expected to exceed the 344-space capacity. The Project is not expected to significantly impact on-street parking conditions.



## APPENDIX A

### Traffic Counts

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# Intersection Turning Movement

Prepared by:  
**National Data & Surveying Services**

N-S STREET: Crenshaw Blvd

DATE: 11/29/2007

LOCATION: City of Rancho Palos Verdes

E-W STREET: Crest Rd

DAY: THURSDAY

PROJECT# 07-2549-003

LANES:	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1.5	ET 0.5	ER 1	WL 0	WT 1	WR 1	TOTAL			
<b>6:00 AM</b>																
6:15 AM																
6:30 AM																
6:45 AM																
7:00 AM	2	211	3	12	44	99	30	7	7	2	7	16	440			
7:15 AM	4	230	1	18	63	97	42	2	8	7	11	21	504			
7:30 AM	6	248	4	21	78	111	50	11	9	8	8	23	577			
7:45 AM	7	274	7	22	84	122	52	15	11	4	7	22	627			
8:00 AM	2	276	4	26	68	132	57	12	15	5	6	31	634			
8:15 AM	2	285	4	29	55	116	46	18	16	7	4	27	609			
8:30 AM	6	265	2	18	59	128	38	11	20	7	5	22	581			
8:45 AM	3	222	2	9	45	118	56	8	18	8	5	18	512			
9:00 AM																
9:15 AM																
9:30 AM																
9:45 AM																
10:00 AM																
10:15 AM																
10:30 AM																
10:45 AM																
11:00 AM																
11:15 AM																
11:30 AM																
11:45 AM																
<b>TOTAL VOLUMES =</b>	<b>32</b>	<b>2011</b>	<b>27</b>	<b>155</b>	<b>496</b>	<b>923</b>	<b>371</b>	<b>84</b>	<b>104</b>	<b>48</b>	<b>53</b>	<b>180</b>	<b>4484</b>			

AM Peak Hr Begins at: 745 AM

<b>PEAK VOLUMES =</b>	17	1100	17	95	266	498	193	56	62	23	22	102	2451	
<b>PEAK HR. FACTOR:</b>		0.974			0.942			0.926			0.875		0.966	

CONTROL: Signalized

# Intersection Turning Movement

Prepared by:  
**National Data & Surveying Services**

N-S STREET: Crenshaw Blvd

DATE: 11/29/2007

LOCATION: City of Rancho Palos Verdes

E-W STREET: Crest Rd

DAY: THURSDAY

PROJECT# 07-2549-003

LANES:	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1.5	ET 0.5	ER 1	WL 0	WT 1	WR .1	
1:00 PM													
1:15 PM													
1:30 PM													
1:45 PM													
2:00 PM													
2:15 PM													
2:30 PM													
2:45 PM													
3:00 PM													
3:15 PM													
3:30 PM													
3:45 PM													
4:00 PM	5	50	0	41	41	181	157	4	5	0	4	28	516
4:15 PM	5	35	2	53	35	188	148	10	5	1	6	37	525
4:30 PM	6	46	1	50	38	162	131	2	6	0	2	42	486
4:45 PM	9	52	0	52	45	204	121	10	14	0	5	34	546
5:00 PM	6	39	1	46	52	183	98	12	15	0	1	28	481
5:15 PM	6	50	0	78	77	164	113	9	24	0	8	30	559
5:30 PM	9	60	1	69	69	176	108	15	29	2	5	38	581
5:45 PM	8	52	0	57	70	158	126	11	22	2	4	29	539
6:00 PM													
6:15 PM													
6:30 PM													
6:45 PM													
<b>TOTAL VOLUMES =</b>	<b>54</b>	<b>384</b>	<b>5</b>	<b>446</b>	<b>427</b>	<b>1416</b>	<b>1002</b>	<b>73</b>	<b>120</b>	<b>5</b>	<b>35</b>	<b>266</b>	<b>4233</b>

PM Peak Hr Begins at: 445 PM

PEAK VOLUMES =	30	201	2	245	243	727	440	46	82	2	19	130	2167
PEAK HR. FACTOR:		0.832			0.952			0.934			0.839		0.932

CONTROL: Signalized

# Intersection Turning Movement

Prepared by:  
**National Data & Surveying Services**

**N-S STREET:** Crenshaw Blvd

**DATE:** 12/2/2007

**LOCATION:** City of Rancho Palos Verdes

**E-W STREET:** Crest Rd

**DAY:** SUNDAY

**PROJECT#** 07-2549-003

LANES:	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
6:00 AM													
6:15 AM													
6:30 AM													
6:45 AM													
7:00 AM													
7:15 AM													
7:30 AM													
7:45 AM													
AM Peak Hour - 8:00 AM to 10:00 AM	4	22	1	7	6	14	28	1	7	0	4	9	103
8:00 AM	11	24	0	8	7	14	35	2	12	0	15	15	143
8:15 AM	20	48	0	16	15	16	40	4	15	0	13	41	228
8:30 AM	10	25	1	42	38	22	41	16	49	1	8	13	266
8:45 AM	10	16	0	39	29	27	39	12	32	0	5	10	219
9:00 AM	2	14	1	14	9	20	39	5	8	0	1	13	126
9:15 AM	3	26	3	17	12	24	56	4	4	0	2	10	161
9:30 AM	14	45	2	20	22	35	45	5	11	0	6	17	222
9:45 AM	2	58	1	14	9	20	65	5	8	0	1	13	196
10:00 AM	39	50	0	16	14	29	56	6	11	2	10	36	269
10:15 AM	13	32	2	27	22	40	72	15	21	1	7	30	282
10:30 AM	25	41	2	64	42	45	76	35	60	2	10	32	434
10:45 AM	10	27	0	32	16	54	71	11	32	0	7	22	282
11:00 AM	8	13	3	12	21	50	65	6	8	2	6	16	210
11:15 AM	18	19	2	39	22	59	44	17	18	1	7	14	260
11:30 AM	40	11	2	26	22	47	50	13	12	3	30	80	336
<b>TOTAL VOLUMES =</b>	<b>229</b>	<b>471</b>	<b>20</b>	<b>393</b>	<b>306</b>	<b>516</b>	<b>822</b>	<b>157</b>	<b>308</b>	<b>12</b>	<b>132</b>	<b>371</b>	<b>3737</b>

AM Peak Hr Begins at: 1015 AM

PEAK VOLUMES =	87	150	4	139	94	168	275	67	124	5	34	120	1267
PEAK HR. FACTOR:		0.677			0.664			0.681			0.828		0.730

CONTROL: Signalized

Volumes for: Thursday, December 13, 2007

City: Rancho Palos Verdes

Project #: 07-2550-001

Location: Crenshaw Blvd N/o Crest Rd

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB	
00:00	4	12			12:00	246	165			
00:15	6	10			12:15	195	166			
00:30	9	17			12:30	195	167			
00:45	2	21	8	47	68	12:45	168	804	163	661
										1465
01:00	2	6			13:00	213	143			
01:15	0	13			13:15	165	140			
01:30	4	8			13:30	160	120			
01:45	1	7	5	32	39	13:45	193	731	192	595
										1326
02:00	1	12			14:00	177	163			
02:15	4	4			14:15	173	163			
02:30	0	1			14:30	226	211			
02:45	4	9	5	22	31	14:45	241	817	294	831
										1648
03:00	1	5			15:00	292	259			
03:15	0	3			15:15	269	242			
03:30	1	1			15:30	261	242			
03:45	0	2	6	15	17	15:45	216	1038	225	968
										2006
04:00	1	6			16:00	210	270			
04:15	5	4			16:15	261	262			
04:30	11	9			16:30	193	290			
04:45	11	28	6	25	53	16:45	234	898	242	1064
										1962
05:00	27	6			17:00	196	321			
05:15	24	8			17:15	180	319			
05:30	48	9			17:30	152	286			
05:45	37	136	21	44	180	17:45	195	723	301	1227
										1950
06:00	57	34			18:00	158	263			
06:15	87	23			18:15	157	220			
06:30	98	40			18:30	196	217			
06:45	170	412	88	185	597	18:45	129	640	236	936
										1576
07:00	220	107			19:00	129	215			
07:15	282	148			19:15	125	177			
07:30	447	308			19:30	104	192			
07:45	488	1437	264	827	2264	19:45	69	427	153	737
										1164
08:00	264	214			20:00	74	166			
08:15	287	168			20:15	92	124			
08:30	303	176			20:30	94	117			
08:45	288	1142	176	734	1876	20:45	41	301	131	538
										839
09:00	212	139			21:00	74	142			
09:15	204	122			21:15	64	117			
09:30	176	99			21:30	61	88			
09:45	187	779	129	489	1268	21:45	48	247	85	432
										679
10:00	151	129			22:00	43	76			
10:15	149	110			22:15	16	55			
10:30	140	109			22:30	18	58			
10:45	157	597	131	479	1076	22:45	35	112	57	246
										358
11:00	124	120			23:00	26	58			
11:15	159	144			23:15	15	16			
11:30	140	116			23:30	8	15			
11:45	161	584	156	536	1120	23:45	12	61	32	121
										182

Total Vol. 5154 3435 8589 6799 8356 15155

Daily Totals			
NB	SB	EB	WB
11953	11791		23744

Split %	AM			PM		
	60.0%	40.0%	36.2%	44.9%	55.1%	63.8%
Peak Hour	07:30	07:30	07:30	14:45	17:00	14:45
Volume	1486	954	2440	1063	1227	2100
P.H.F.	0.76	0.77	0.81	0.92	0.96	0.95

Volumes for: Sunday, December 16, 2007

City: Rancho Palos Verdes

Project #: 07-2550-001

Location: Crenshaw Blvd N/o Crest Rd

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	13	36			12:00	200	122		
00:15	15	23			12:15	118	166		
00:30	19	21			12:30	112	135		
00:45	18	65	19	99	164	12:45	119	549	135 558
									1107
01:00	4	18			13:00	108	121		
01:15	9	14			13:15	142	114		
01:30	2	13			13:30	130	131		
01:45	2	17	11	56	73	13:45	120	500	145 511
									1011
02:00	2	8			14:00	120	140		
02:15	2	9			14:15	84	133		
02:30	5	10			14:30	116	165		
02:45	3	12	10	37	49	14:45	94	414	168 606
									1020
03:00	2	2			15:00	145	146		
03:15	2	3			15:15	83	154		
03:30	2	3			15:30	116	128		
03:45	0	6	3	11	17	15:45	121	465	143 571
									1036
04:00	2	3			16:00	109	154		
04:15	0	5			16:15	187	134		
04:30	0	4			16:30	109	193		
04:45	3	5	5	17	22	16:45	127	532	245 726
									1258
05:00	4	4			17:00	98	167		
05:15	7	3			17:15	121	134		
05:30	8	8			17:30	96	125		
05:45	7	26	6	21	47	17:45	94	409	104 530
									939
06:00	8	3			18:00	94	112		
06:15	10	10			18:15	145	111		
06:30	20	8			18:30	117	98		
06:45	18	56	8	29	85	18:45	71	427	97 418
									845
07:00	29	25			19:00	61	84		
07:15	28	56			19:15	69	96		
07:30	39	20			19:30	74	63		
07:45	36	132	21	122	254	19:45	86	290	81 324
									614
08:00	42	26			20:00	85	54		
08:15	92	27			20:15	72	52		
08:30	85	55			20:30	38	80		
08:45	84	303	127	235	538	20:45	32	227	86 272
									499
09:00	77	79			21:00	38	62		
09:15	82	47			21:15	57	60		
09:30	78	47			21:30	35	68		
09:45	105	342	62	235	577	21:45	26	156	67 257
									413
10:00	142	65			22:00	21	41		
10:15	130	87			22:15	16	29		
10:30	180	132			22:30	19	32		
10:45	116	568	92	376	944	22:45	13	69	34 136
									205
11:00	86	86			23:00	8	21		
11:15	98	71			23:15	5	21		
11:30	109	113			23:30	6	18		
11:45	150	443	103	373	816	23:45	6	25	18 78
									103

Total Vol. 1975 1611 3586 4063 4987 9050

Daily Totals			
NB	SB	EB	WB
6038	6598		12636

AM

Split %	55.1%	44.9%	28.4%	44.9%	55.1%	71.6%
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PM

Peak Hour	11:45	11:45	11:45	12:00	16:15	16:15
Volume	580	526	1106	549	739	1260
P.H.F.	0.73	0.79	0.86	0.68	0.75	0.85

Volumes for: Thursday, December 13, 2007

City: Rancho Palos Verdes

Project #: 07-2550-002

Location: Crest Rd W/o Crenshaw Blvd

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			4	1	12:00			124	203
00:15			10	3	12:15			100	163
00:30			6	3	12:30			118	184
00:45			0	20	0	7	27	12:45	114 456 160 710 1166
01:00			8	2	13:00			104	152
01:15			8	1	13:15			87	175
01:30			8	1	13:30			106	120
01:45			4	28	1	5	33	13:45	150 447 179 626 1073
02:00			6	1	14:00			136	156
02:15			2	2	14:15			114	160
02:30			0	0	14:30			203	220
02:45			0	8	1	4	12	14:45	205 658 294 830 1488
03:00			2	1	15:00			217	253
03:15			2	0	15:15			173	260
03:30			2	1	15:30			171	239
03:45			8	14	0	2	16	15:45	156 717 194 946 1663
04:00			4	0	16:00			164	213
04:15			2	3	16:15			142	222
04:30			6	6	16:30			152	158
04:45			2	14	4	13	27	16:45	126 584 230 823 1407
05:00			4	13	17:00			173	211
05:15			6	13	17:15			156	171
05:30			2	25	17:30			164	144
05:45			2	14	18	69	83	17:45	158 651 167 693 1344
06:00			6	30	18:00			165	116
06:15			25	41	18:15			122	114
06:30			34	51	18:30			114	184
06:45			34	99	68	190	289	18:45	112 513 127 541 1054
07:00			42	77	19:00			98	104
07:15			53	121	19:15			93	122
07:30			120	186	19:30			83	112
07:45			127	342	165	549	891	19:45	73 347 65 403 750
08:00			86	113	20:00			87	65
08:15			76	118	20:15			61	66
08:30			80	107	20:30			61	63
08:45			86	328	113	451	779	20:45	57 266 28 222 488
09:00			80	101	21:00			81	63
09:15			84	92	21:15			59	34
09:30			63	83	21:30			55	51
09:45			78	305	82	358	663	21:45	51 246 27 175 421
10:00			70	76	22:00			43	38
10:15			63	61	22:15			35	19
10:30			82	66	22:30			37	19
10:45			89	304	66	269	573	22:45	33 148 23 99 247
11:00			93	57	23:00			33	19
11:15			91	66	23:15			14	15
11:30			78	85	23:30			6	8
11:45			112	374	146	354	728	23:45	12 65 10 52 117

Total Vol.	1850	2271	4121	5098	6120	11218
Split %	44.9%	55.1%	26.9%	Daily Totals		
Peak Hour	11:45	11:45	11:45	NB	SB	Combined
Volume P.H.F.	454	696	1150	6948	8391	15339
	0.92	0.86	0.88	45.4%	54.6%	73.1%

Volumes for: Sunday, December 16, 2007

City: Rancho Palos Verdes

Project #: 07-2550-002

Location: Crest Rd W/o Crenshaw Blvd

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			24	5	12:00			105	97
00:15			15	15	12:15			89	119
00:30			8	10	12:30			73	104
00:45			8	55	12	42	97	12:45	84 351 106 426 777
01:00			17	3	13:00			72	72
01:15			12	8	13:15			97	83
01:30			7	1	13:30			89	79
01:45			7	43	2	14	57	13:45	62 320 106 340 660
02:00			5	2	14:00			76	108
02:15			8	2	14:15			82	68
02:30			5	4	14:30			63	103
02:45			8	26	1	9	35	14:45	77 298 101 380 678
03:00			2	0	15:00			89	110
03:15			3	1	15:15			84	74
03:30			5	2	15:30			73	75
03:45			2	12	0	3	15	15:45	86 332 77 336 668
04:00			3	0	16:00			74	74
04:15			2	0	16:15			109	81
04:30			5	0	16:30			80	113
04:45			3	13	2	2	15	16:45	58 321 149 417 738
05:00			7	3	17:00			53	132
05:15			2	7	17:15			49	106
05:30			2	8	17:30			51	80
05:45			3	14	4	22	36	17:45	45 198 70 388 586
06:00			3	10	18:00			55	63
06:15			10	11	18:15			76	58
06:30			5	20	18:30			40	68
06:45			7	25	16	57	82	18:45	46 217 56 245 462
07:00			7	33	19:00			28	45
07:15			17	67	19:15			55	45
07:30			10	44	19:30			43	41
07:45			10	44	30	174	218	19:45	36 162 30 161 323
08:00			19	44	20:00			32	29
08:15			58	37	20:15			39	16
08:30			29	68	20:30			38	38
08:45			49	155	105	254	409	20:45	38 147 23 106 253
09:00			42	85	21:00			16	33
09:15			46	74	21:15			27	42
09:30			29	70	21:30			27	32
09:45			44	161	87	316	477	21:45	34 104 20 127 231
10:00			73	91	22:00			16	16
10:15			83	94	22:15			8	13
10:30			75	151	22:30			22	7
10:45			61	292	109	445	737	22:45	11 57 13 49 106
11:00			63	66	23:00			9	7
11:15			41	64	23:15			11	5
11:30			73	80	23:30			11	5
11:45			136	313	84	294	607	23:45	11 42 2 19 61

<b>Total Vol.</b>	1153	1632	<b>2785</b>	2549	2994	<b>5543</b>
-------------------	------	------	-------------	------	------	-------------

			<b>Daily Totals</b>		
			NB	SB	
			EB	WB	<b>Combined</b>

			3702	4626	<b>8328</b>
--	--	--	------	------	-------------

**AM****PM**

<b>Split %</b>	41.4%	58.6%	<b>33.4%</b>	46.0%	54.0%	<b>66.6%</b>
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<b>Peak Hour</b>	11:30	10:00	<b>11:45</b>	12:00	16:30	<b>12:00</b>
------------------	-------	-------	--------------	-------	-------	--------------

<b>Volume P.H.F.</b>	403	445	<b>807</b>	351	500	<b>777</b>
	0.74	0.74	<b>0.92</b>	0.84	0.84	<b>0.93</b>



**APPENDIX B**  
**Existing Conditions Level of Service Worksheets**

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St John Fisher Church - Traffic Study  
 Existing Weekday Conditions  
 AM Peak Hour

## Level Of Service Computation Report

## ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.833

Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxxx

Optimal Cycle: 75 Level Of Service: D

Street Name: Crenshaw Blvd Crest Rd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Permitted Permitted Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

## Volume Module:

Base Vol: 17 1100 17 95 266 498 193 56 62 23 22 102

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 17 1100 17 95 266 498 193 56 62 23 22 102

Added Vol: 0 0 0 0 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 17 1100 17 95 266 498 193 56 62 23 22 102

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 17 1100 17 95 266 498 193 56 62 23 22 102

Reduc Vol: 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 17 1100 17 95 266 498 193 56 62 23 22 102

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

FinalVolume: 17 1100 17 95 266 498 193 56 62 23 22 102

Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75

Lanes: 1.00 1.97 0.03 1.00 1.04 1.96 1.55 0.45 1.00 0.51 0.49 1.00

Final Sat.: 1200 2363 37 1200 1253 2347 1860 540 1200 613 587 1200

## Capacity Analysis Module:

Vol/Sat: 0.01 0.47 0.47 0.08 0.21 0.21 0.10 0.10 0.05 0.01 0.04 0.09

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

St John Fisher Church - Traffic Study  
 Existing Weekday Conditions  
 PM Peak Hour

## Level Of Service Computation Report

TCU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.739  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxx  
 Optimal Cycle: 55 Level Of Service: C

Street Name: Crenshaw Blvd Crest Rd  
 Approach: North Bound South Bound East Bound West Bound  
 Movement: L - T - R L - T - R L - T - R L - T - R  
 Control: Permitted Permitted Permitted Permitted  
 Rights: Include Include Include Include  
 Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  
 Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

Volume Module:  
 Base Vol: 30 201 2 245 243 727 440 46 82 2 19 130  
 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 Initial Bse: 30 201 2 245 243 727 440 46 82 2 19 130  
 Added Vol: 0 0 0 0 0 0 0 0 0 0 0 0  
 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Initial Fut: 30 201 2 245 243 727 440 46 82 2 19 130  
 User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Volume: 30 201 2 245 243 727 440 46 82 2 19 130  
 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Reduced Vol: 30 201 2 245 243 727 440 46 82 2 19 130  
 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 FinalVolume: 30 201 2 245 243 727 440 46 82 2 19 130

Saturation Flow Module:  
 Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600  
 Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75  
 Lanes: 1.00 1.98 0.02 1.00 1.00 2.00 1.81 0.19 1.00 0.10 0.90 1.00  
 Final Sat.: 1200 2376 24 1200 1200 2400 2173 227 1200 114 1086 1200

Capacity Analysis Module:  
 Vol/Sat: 0.03 0.08 0.08 0.20 0.20 0.30 0.20 0.20 0.07 0.00 0.02 0.11  
 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

St John Fisher Church - Traffic Study  
 Existing Sunday Conditions  
 AM Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.380  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxxx  
 Optimal Cycle: 28 Level Of Service: A

Street Name: Crenshaw Blvd Crest Rd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Permitted Permitted Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

Volume Module:

Base Vol: 51 113 1 105 89 79 155 34 108 1 41 79

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 51 113 1 105 89 79 155 34 108 1 41 79

Added Vol: 0 0 0 0 0 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 51 113 1 105 89 79 155 34 108 1 41 79

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 51 113 1 105 89 79 155 34 108 1 41 79

Reduc Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 51 113 1 105 89 79 155 34 108 1 41 79

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

FinalVolume: 51 113 1 105 89 79 155 34 108 1 41 79

Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75

Lanes: 1.00 1.98 0.02 1.00 1.59 1.41 1.64 0.36 1.00 0.02 0.98 1.00

Final Sat.: 1200 2379 21 1200 1907 1693 1968 432 1200 29 1171 1200

Capacity Analysis Module:

Vol/Sat: 0.04 0.05 0.05 0.09 0.05 0.05 0.08 0.08 0.09 0.00 0.04 0.07

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

St John Fisher Church - Traffic Study  
 Existing Sunday Conditions  
 Midday Peak Hour

## Level Of Service Computation Report

## ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Street Name:	Crenshaw Blvd				Crest Rd			
	North Bound	South Bound	East Bound	West Bound				
Approach:	L - T - R	L - T - R	L - T - R	L - T - R				
Movement:	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----				
Control:	Permitted	Permitted	Permitted	Permitted				
Rights:	Include	Include	Include	Include				
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0				
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1				
Volume Module:								
Base Vol:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
Growth Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	
Initial Bse:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
Added Vol:	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
PasserByVol:	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
Initial Fut:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
User Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	
PHF Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	
PHF Volume:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
Reduct Vol:	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
Reduced Vol:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
PCE Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	
MLF Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	
FinalVolume:	87 150	4 139	94 168	275 67	124 5	34 0	120 0	
Saturation Flow Module:								
Sat/Lane:	1600 1600	1600 1600	1600 1600	1600 1600	1600 1600	1600 1600	1600 1600	
Adjustment:	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	
Lanes:	1.00 1.95	0.05 1.00	1.08 1.92	1.61 0.39	1.00 0.13	0.87 0.87	1.00 1.00	
Final Sat.:	1200 2338	62 1200	1292 2308	1930 470	1200 154	1046 1200		
Capacity Analysis Module:								
Vol/Sat:	0.07 0.06	0.06 0.12	0.07 0.07	0.07 0.14	0.14 0.14	0.10 0.10	0.00 0.00	0.03 0.10
Crit Moves:	****	****	****	****	****	****	****	****

**APPENDIX C**  
**Existing + Ambient Conditions Level of Service Worksheets**

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St John Fisher Church - Traffic Study  
 Existing Weekday + Ambient Conditions  
 AM Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Street Name:	Crenshaw Blvd				Crest Rd					
	North Bound	South Bound	East Bound	West Bound						
Approach:	L - T - R	L - T - R	L - T - R	L - T - R						
Movement:	----- ----- ----- ----- ----- ----- ----- -----	----- ----- ----- ----- ----- ----- ----- -----	----- ----- ----- ----- ----- ----- ----- -----	----- ----- ----- ----- ----- ----- ----- -----						
Control:	Permitted Include	Permitted Include	Permitted Include	Permitted Include						
Rights:	Include	Include	Include	Include						
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0						
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1						
Volume Module:										
Base Vol:	17 1100	17	95 266	498	193	56	62	23	22	102
Growth Adj:	1.01 1.01	1.01	1.01 1.01	1.01	1.01 1.01	1.01	1.01	1.01	1.01	1.01
Initial Bse:	17 1111	17	96 269	503	195	57	63	23	22	103
Added Vol:	0 0	0	0 0	0	0 0	0	0	0	0	0
PasserByVol:	0 0	0	0 0	0	0 0	0	0	0	0	0
Initial Fut:	17 1111	17	96 269	503	195	57	63	23	22	103
User Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	17 1111	17	96 269	503	195	57	63	23	22	103
Reduc Vol:	0 0	0	0 0	0	0 0	0	0	0	0	0
Reduced Vol:	17 1111	17	96 269	503	195	57	63	23	22	103
PCE Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	17 1111	17	96 269	503	195	57	63	23	22	103
Saturation Flow Module:										
Sat/Lane:	1600 1600	1600	1600 1600	1600	1600 1600	1600	1600 1600	1600	1600	1600
Adjustment:	0.75 0.75	0.75	0.75 0.75	0.75	0.75 0.75	0.75	0.75 0.75	0.75	0.75	0.75
Lanes:	1.00 1.97	0.03	1.00 1.04	1.96	1.55 0.45	1.00	0.51 0.49	1.00		
Final Sat.:	1200 2363	37	1200 1253	2347	1860 540	1200	613 587	1200		
Capacity Analysis Module:										
Vol/Sat:	0.01 0.47	0.47	0.08 0.21	0.21	0.10 0.10	0.05	0.01 0.04	0.09		
Crit Moves:	****	****	****		****		****			

St John Fisher Church - Traffic Study  
 Existing Weekday + Ambient Conditions  
 PM Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd ..

Street Name:	Crenshaw Blvd				Crest Rd							
	Approach:	North Bound	South Bound	East Bound	West Bound							
Movement:	L - T - R	L - T - R	L - T - R	L - T - R								
Control:	Permitted	Permitted	Permitted	Permitted								
Rights:	Include	Include	Include	Include								
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0								
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1								
Volume Module:												
Base Vol:	30 201 2 245 243 727 440 46 82 2 19 130											
Growth Adj:	1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01											
Initial Bse:	30 203 2 247 245 734 444 46 83 2 19 131											
Added Vol:	0 0 0 0 0 0 0 0 0 0 0 0											
PasserByVol:	0 0 0 0 0 0 0 0 0 0 0 0											
Initial Fut:	30 203 2 247 245 734 444 46 83 2 19 131											
User Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
PHF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
PHF Volume:	30 203 2 247 245 734 444 46 83 2 19 131											
Reduc Vol:	0 0 0 0 0 0 0 0 0 0 0 0											
Reduced Vol:	30 203 2 247 245 734 444 46 83 2 19 131											
PCE Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
MLF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
FinalVolume:	30 203 2 247 245 734 444 46 83 2 19 131											
Saturation Flow Module:												
Sat/Lane:	1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600											
Adjustment:	0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75											
Lanes:	1.00 1.98 0.02 1.00 1.00 2.00 1.81 0.19 1.00 0.10 0.90 1.00											
Final Sat.:	1200 2376 24 1200 1200 2400 2173 227 1200 114 1086 1200											
Capacity Analysis Module:												
Vol/Sat:	0.03 0.09 0.09 0.21 0.20 0.31 0.20 0.20 0.07 0.00 0.02 0.11											
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	

St John Fisher Church - Traffic Study  
 Existing Sunday + Ambient Conditions  
 AM Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Street Name:	Crenshaw Blvd				Crest Rd							
	North Bound	South Bound	East Bound	West Bound								
Approach:	L - T - R	L - T - R	L - T - R	L - T - R								
Movement:	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----								
Control:	Permitted	Permitted	Permitted	Permitted								
Rights:	Include	Include	Include	Include								
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0								
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1								
Volume Module:												
Base Vol:	51 113 1 105 89 79 155 34 108 1 41 79											
Growth Adj:	1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01											
Initial Bse:	52 114 1 106 90 80 157 34 109 1 41 80											
Added Vol:	0 0 0 0 0 0 0 0 0 0 0 0											
PasserByVol:	0 0 0 0 0 0 0 0 0 0 0 0											
Initial Fut:	52 114 1 106 90 80 157 34 109 1 41 80											
User Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
PHF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
PHF Volume:	52 114 1 106 90 80 157 34 109 1 41 80											
Reduc Vol:	0 0 0 0 0 0 0 0 0 0 0 0											
Reduced Vol:	52 114 1 106 90 80 157 34 109 1 41 80											
PCE Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
MLF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00											
FinalVolume:	52 114 1 106 90 80 157 34 109 1 41 80											
Saturation Flow Module:												
Sat/Lane:	1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600											
Adjustment:	0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75											
Lanes:	1.00 1.98 0.02 1.00 1.59 1.41 1.64 0.36 1.00 0.02 0.98 1.00											
Final Sat.:	1200 2379 21 1200 1907 1693 1968 432 1200 29 1171 1200											
Capacity Analysis Module:												
Vol/Sat:	0.04 0.05 0.05 0.09 0.05 0.05 0.08 0.08 0.09 0.00 0.04 0.07											
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	

St John Fisher Church - Traffic Study  
 Existing Sunday + Ambient Conditions  
 Midday Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.527  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxx  
 Optimal Cycle: 35 Level Of Service: A

Street Name: Crenshaw Blvd Crest Rd  
 Approach: North Bound South Bound East Bound West Bound  
 Movement: L - T - R L - T - R L - T - R L - T - R  
 Control: Permitted Permitted Permitted Permitted  
 Rights: Include Include Include Include  
 Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  
 Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

Volume Module:  
 Base Vol: 87 150 4 139 94 168 275 67 124 5 34 120  
 Growth Adj: 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01  
 Initial Bse: 88 152 4 140 95 170 278 68 125 5 34 121  
 Added Vol: 0 0 0 0 0 0 0 0 0 0 0 0  
 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Initial Fut: 88 152 4 140 95 170 278 68 125 5 34 121  
 User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Volume: 88 152 4 140 95 170 278 68 125 5 34 121  
 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Reduced Vol: 88 152 4 140 95 170 278 68 125 5 34 121  
 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 FinalVolume: 88 152 4 140 95 170 278 68 125 5 34 121

Saturation Flow Module:  
 Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600  
 Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75  
 Lanes: 1.00 1.95 0.05 1.00 1.08 1.92 1.61 0.39 1.00 0.13 0.87 1.00  
 Final Sat.: 1200 2338 62 1200 1292 2308 1930 470 1200 154 1046 1200

Capacity Analysis Module:  
 Vol/Sat: 0.07 0.06 0.06 0.12 0.07 0.07 0.14 0.14 0.10 0.00 0.03 0.10  
 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

**APPENDIX D**

**Existing + Ambient + Project Conditions Level of Service Worksheets**

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St John Fisher Church - Traffic Study  
 Existing Weekday + Ambient + Project Only Conditions  
 AM Peak Hour

## Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Street Name:	Crenshaw Blvd			Crest Rd		
	North Bound	South Bound	East Bound	West Bound		
Approach:	L - T - R	L - T - R	L - T - R	L - T - R		
Movement:	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----	----- ----- ----- -----		
Control:	Permitted	Permitted	Permitted	Permitted		
Rights:	Include	Include	Include	Include		
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0		
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1		
Volume Module:						
Base Vol:	17 1100	17 95	266 498	193 56	62 23	22 102
Growth Adj:	1.01 1.01	1.01 1.01	1.01 1.01	1.01 1.01	1.01 1.01	1.01 1.01
Initial Bse:	17 1111	17 96	269 503	195 57	63 23	22 103
Added Vol:	3 5	0 6	4 0	4 0	0 0	3 5
PasserByVol:	0 0	0 0	0 0	0 0	0 0	0 0
Initial Fut:	20 1116	17 102	273 503	195 61	63 23	25 108
User Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00
PHF Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00
PHF Volume:	20 1116	17 102	273 503	195 61	63 23	25 108
Reduct Vol:	0 0	0 0	0 0	0 0	0 0	0 0
Reduced Vol:	20 1116	17 102	273 503	195 61	63 23	25 108
PCE Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00
MLF Adj:	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00
FinalVolume:	20 1116	17 102	273 503	195 61	63 23	25 108
Saturation Flow Module:						
Sat/Lane:	1600 1600	1600 1600	1600 1600	1600 1600	1600 1600	1600 1600
Adjustment:	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75
Lanes:	1.00 1.97	0.03 1.00	1.05 1.95	1.53 0.47	1.00 0.48	0.52 1.00
Final Sat.:	1200 2364	36 1200	1266 2334	1831 569	1200 575	625 1200
Capacity Analysis Module:						
Vol/Sat:	0.02 0.47	0.47 0.08	0.22 0.22	0.11 0.11	0.05 0.05	0.01 0.04
Crit Moves:	****	****	****	****	****	****



St John Fisher Church - Traffic Study  
 Existing Sunday + Ambient + Project Only Conditions  
 AM Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd ..

Cycle (sec): 100 Critical Vol./Cap.(X): 0.434  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxx  
 Optimal Cycle: 30 Level Of Service: A

Street Name:	Crenshaw Blvd			Crest Rd									
Approach:	North Bound	South Bound	East Bound	West Bound									
Movement:	L - T - R	L - T - R	L - T - R	L - T - R									
Control:	Permitted	Permitted	Permitted	Permitted									
Rights:	Include	Include	Include	Include									
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0									
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1									
Volume Module:													
Base Vol:	51 113 1 105 89 79 155 34 108 1 41 79												
Growth Adj:	1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01												
Initial Bse:	52 114 1 106 90 80 157 34 109 1 41 80												
Added Vol:	14 21 0 23 15 0 0 15 0 0 14 21												
PasserByVol:	0 0 0 0 0 0 0 0 0 0 0 0												
Initial Fut:	66 135 1 129 105 80 157 49 109 1 55 101												
User Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00												
PHF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00												
PHF Volume:	66 135 1 129 105 80 157 49 109 1 55 101												
Reduc Vol:	0 0 0 0 0 0 0 0 0 0 0 0												
Reduced Vol:	66 135 1 129 105 80 157 49 109 1 55 101												
PCE Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00												
MLF Adj:	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00												
FinalVolume:	66 135 1 129 105 80 157 49 109 1 55 101												
Saturation Flow Module:													
Sat/Lane:	1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600												
Adjustment:	0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75												
Lanes:	1.00 1.99 0.01 1.00 1.70 1.30 1.52 0.48 1.00 0.02 0.98 1.00												
Final Sat.:	1200 2382 18 1200 2045 1555 1825 575 1200 21 1179 1200												
Capacity Analysis Module:													
Vol/Sat:	0.05 0.06 0.06 0.11 0.05 0.05 0.09 0.09 0.09 0.00 0.05 0.08												
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****		

St John Fisher Church - Traffic Study  
 Existing Sunday + Ambient + Project Only Conditions  
 Midday Peak Hour

## Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

\*\*\*\*\*Intersection #1 Crenshaw Blvd &amp; Crest Rd\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.578  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxxx  
 Optimal Cycle: 38 Level Of Service: A

\*\*\*\*\*

Street Name: Crenshaw Blvd Crest Rd  
 Approach: North Bound South Bound East Bound West Bound  
 Movement: L - T - R L - T - R L - T - R L - T - R  
 Control: Permitted Permitted Permitted Permitted  
 Rights: Include Include Include Include  
 Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  
 Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

\*\*\*\*\*

Volume Module:  
 Base Vol: 87 150 4 139 94 168 275 67 124 5 34 120  
 Growth Adj: 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01  
 Initial Bse: 88 152 4 140 95 170 278 68 125 5 34 121  
 Added Vol: 14 21 0 23 15 0 0 15 0 0 14 21  
 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Initial Fut: 102 173 4 163 110 170 278 83 125 5 48 142  
 User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 PHF Volume: 102 173 4 163 110 170 278 83 125 5 48 142  
 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0  
 Reduced Vol: 102 173 4 163 110 170 278 83 125 5 48 142  
 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00  
 FinalVolume: 102 173 4 163 110 170 278 83 125 5 48 142

\*\*\*\*\*

Saturation Flow Module:  
 Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600  
 Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75  
 Lanes: 1.00 1.95 0.05 1.00 1.18 1.82 1.54 0.46 1.00 0.09 0.91 1.00  
 Final Sat.: 1200 2345 55 1200 1415 2185 1850 550 1200 114 1086 1200

\*\*\*\*\*

Capacity Analysis Module:  
 Vol/Sat: 0.08 0.07 0.07 0.14 0.08 0.08 0.15 0.15 0.10 0.00 0.04 0.12  
 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*



## APPENDIX E

### Existing + Ambient + Cumulative Projects Conditions Level of Service Worksheets

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St John Fisher Church - Traffic Study  
 Existing Weekday + Ambient + Related Projects + Project Conditions  
 AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd & Crest Rd

Street Name:	Crenshaw Blvd			Crest Rd		
Approach:	North Bound	South Bound	East Bound	West Bound		
Movement:	L - T - R	L - T - R	L - T - R	L - T - R		
Control:	Permitted	Permitted	Permitted	Permitted		
Rights:	Include	Include	Include	Include		
Min. Green:	0 0 0	0 0 0	0 0 0	0 0 0		
Lanes:	1 0 1 1 0	1 0 1 1 1	1 1 0 0 1	0 1 0 0 1		
Volume Module:						
Base Vol:	17 1100	17	95 266	498	193 56	
Growth Adj:	1.01 1.01	1.01	1.01 1.01	1.01	1.01 1.01	
Initial Bse:	17 1111	17	96 269	503	195 57	
Added Vol:	3 5	0	6 4	7	5 4	
PasserByVol:	0 0	0	0 0	0	0 0	
Initial Fut:	20 1116	17	102 273	510	200 61	
User Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	
PHF Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	
PHF Volume:	20 1116	17	102 273	510	200 61	
Reduc Vol:	0 0	0	0 0	0	0 0	
Reduced Vol:	20 1116	17	102 273	510	200 61	
PCE Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	
MLF Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00	
FinalVolume:	20 1116	17	102 273	510	200 61	
Saturation Flow Module:						
Sat/Lane:	1600 1600	1600	1600 1600	1600	1600 1600	
Adjustment:	0.75 0.75	0.75	0.75 0.75	0.75	0.75 0.75	
Lanes:	1.00 1.97	0.03	1.00 1.05	1.95	1.54 0.46	
Final Sat.:	1200 2364	36	1200 1254	2346	1842 558	
Capacity Analysis Module:						
Vol/Sat:	0.02 0.47	0.47	0.08 0.22	0.22	0.11 0.11	
Crit Moves:	****	****	****	****	****	

St John Fisher Church - Traffic Study  
 Existing Weekday + Ambient + Related Projects + Project Conditions  
 PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd & Crest Rd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.763

Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 59 Level Of Service: C

Street Name: Crenshaw Blvd Crest Rd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Permitted Permitted Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

Volume Module:

Base Vol: 30 201 2 245 243 727 440 46 82 2 19 130

Growth Adj: 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01

Initial Bse: 30 203 2 247 245 734 444 46 83 2 19 131

Added Vol: 4 6 0 5 3 10 10 3 0 0 4 6

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 34 209 2 252 248 744 454 49 83 2 23 137

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 34 209 2 252 248 744 454 49 83 2 23 137

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 34 209 2 252 248 744 454 49 83 2 23 137

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

FinalVolume: 34 209 2 252 248 744 454 49 83 2 23 137

Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75

Lanes: 1.00 1.98 0.02 1.00 1.00 2.00 1.80 0.20 1.00 0.08 0.92 1.00

Final Sat.: 1200 2377 23 1200 1200 2400 2164 236 1200 96 1104 1200

Capacity Analysis Module:

Vol/Sat: 0.03 0.09 0.09 0.21 0.21 0.31 0.21 0.21 0.07 0.00 0.02 0.11

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

St John Fisher Church - Traffic Study  
 Existing Sunday + Ambient + Related Projects + Project Conditions  
 AM Peak Hour

## Level Of Service Computation Report

## ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap.(X): 0.437  
 Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxxx  
 Optimal Cycle: 30 Level Of Service: A

\*\*\*\*\*

Street Name: Crenshaw Blvd Crest Rd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|-----|

Control: Permitted Permitted Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

-----|-----|-----|-----|-----|

## Volume Module:

Base Vol: 51 113 1 105 89 79 155 34 108 1 41 79

Growth Adj: 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01

Initial Bse: 52 114 1 106 90 80 157 34 109 1 41 80

Added Vol: 14 21 0 23 15 6 6 15 0 0 14 21

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 66 135 1 129 105 86 163 49 109 1 55 101

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 66 135 1 129 105 86 163 49 109 1 55 101

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 66 135 1 129 105 86 163 49 109 1 55 101

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

FinalVolume: 66 135 1 129 105 86 163 49 109 1 55 101

-----|-----|-----|-----|-----|

## Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75

Lanes: 1.00 1.99 0.01 1.00 1.65 1.35 1.53 0.47 1.00 0.02 0.98 1.00

Final Sat.: 1200 2382 18 1200 1980 1620 1841 559 1200 21 1179 1200

-----|-----|-----|-----|-----|

## Capacity Analysis Module:

Vol/Sat: 0.05 0.06 0.06 0.11 0.05 0.05 0.09 0.09 0.09 0.00 0.05 0.08

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

\*\*\*\*\*

St John Fisher Church - Traffic Study  
Midday Peak Hour

## Level Of Service Computation Report

## ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Crenshaw Blvd &amp; Crest Rd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.581

Loss Time (sec): 10 (Y+R=4.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 39 Level Of Service: A

Street Name: Crenshaw Blvd Crest Rd

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Permitted Permitted Permitted Permitted

Rights: Include Include Include Include

Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Lanes: 1 0 1 1 0 1 0 1 1 1 1 1 0 0 1 0 1 0 0 1

## Volume Module:

Base Vol: 87 150 4 139 94 168 275 67 124 5 34 120

Growth Adj: 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01

Initial Bse: 88 152 4 140 95 170 278 68 125 5 34 121

Added Vol: 14 21 0 23 15 6 6 15 0 0 14 21

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 102 173 4 163 110 176 284 83 125 5 48 142

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 102 173 4 163 110 176 284 83 125 5 48 142

Reduc Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Reduced Vol: 102 173 4 163 110 176 284 83 125 5 48 142

PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Final Volume: 102 173 4 163 110 176 284 83 125 5 48 142

## Saturation Flow Module:

Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600

Adjustment: 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75 0.75

Lanes: 1.00 1.95 0.05 1.00 1.15 1.85 1.55 0.45 1.00 0.09 0.91 1.00

Final Sat.: 1200 2345 55 1200 1386 2214 1859 541 1200 114 1086 1200

## Capacity Analysis Module:

Vol/Sat: 0.08 0.07 0.07 0.14 0.08 0.08 0.15 0.15 0.10 0.00 0.04 0.12

Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* \*\*\*\*

# **City Traffic Engineer's Memo**

**January 4, 2008**



23084 Maple Avenue, Torrance, CA 90505  
(800) 475-5557 / (866) 283-2519 (Fax)

January 4, 2008

TO: Ms. Leza Mikhail, Associate Planner  
City of Rancho Palos Verdes  
  
FROM: Jack Rydell, P.E., T.E., PTOE  
Consulting Traffic Engineer

**ST. JOHN FISHER CHURCH FACILITY – CUP #96/ZON2007-00492  
TRAFFIC STUDY REVIEW**

As requested, I have reviewed the December 21, 2007 traffic study for the subject project and offer the following comments.

1. Paragraph 1 on page 11 of the traffic study states:

*“...The forecast of “Existing with Ambient” traffic growth provides a basis to which Project traffic impacts can be measured against.”*

However the **Los Angeles County Traffic Impact Analysis Report Guidelines** includes the following statements:

**“...If it appears that the project's generated traffic alone or together with other projects in the area could worsen the LOS of an intersection or roadway, a "before" and "after" LOS analysis is necessary...”**

**“...Identify feasible mitigation measures which would mitigate the project and/or other related projects' significant impacts to a level of insignificance...”**

Based on the above guidelines, the subject project plus cumulative projects would result in a change in v/c (the ratio of volume to capacity) of 0.021 at the intersection of Crenshaw Boulevard and Crest Road during the AM peak hour. This exceeds the 0.02 threshold for significance for a location currently operating at LOS D. The other analysis scenarios (PM peak, Sunday and roadway segment) do not appear to exceed the threshold for significance.

Due to various factors and considerations, it does not appear necessary for the subject project to mitigate this impact. However the discrepancy between the traffic study and the designated guidelines should be documented.

2. Table 6, identifying the related projects used to determine cumulative impacts does not include the Terranea development located on Palos Verdes Drive South, east of Hawthorne Boulevard. This is a significant project and may generate traffic at the study locations. A review of the traffic study for that development may indicate what traffic would be added to the study locations.

Although the addition of Terranea development traffic may further exacerbate traffic impacts at the study locations, if the volumes are significant they would reduce the subject development's fair share contribution for mitigations to a nominal level.

3. The existing volume count taken during the AM peak period on 11/29/07 shows a northbound through volume of 1,100 vehicles per hour. This volume seems high based on previous field observations of the intersection and the lack of significant development to the south.
4. The traffic study states that no on-street parking activity was observed during weekday or weekend periods. There are currently time limit parking restrictions on the south side of Crest Road east of Crenshaw Boulevard (adjacent to the subject property) that are typically used for loading and unloading activities. The applicant should be contacted to verify that this area is not currently being used for parking or loading/unloading activities related to the facility.
5. The traffic study appropriately includes trip generation calculations for the new gymnasium. Consideration should be given issuance of a CUP for the gymnasium so that any future organized regular activities at the gymnasium that are beyond the scope or intent of the current usage can be controlled. Of particular concern is the potential traffic and parking impacts in the area if the gymnasium were to be utilized for sports leagues or other activities that allow persons not currently associated with the church to use the gymnasium.

Overall, the traffic study has demonstrated that the subject project should have little if any adverse impact on the traffic circulation system within the City. However the above comments should be retained with the project application and the identified suggestions (items 4 and 5) considered as part of the approval process. If you have any questions regarding these comments, please contact me at (562) 252-2511.

JR: Traffic Study Review - 1-4-08

# **Proposed Phasing**

St. John Fisher

May 30, 2008  
Ms. Leza Mikhail, Assistant Planner  
City of Rancho Palos Verdes Planning Department  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

RE: Conditional Use Permit, Grading Permit, Environmental Assessment  
Sign Permit, Minor Exception Permit  
Case No. ZON2007-00492

Dear Leza,

2611 S. Coast Hwy 101,  
Ste 200,  
Cardiff, CA 92007

[www.hyndman-hyndman.com](http://www.hyndman-hyndman.com)

(760) 634-2595  
Phone

(760) 634-0285  
Fax

At your request we are providing the following to supplement the above referenced CUP application relative to the timing of the anticipated phases of construction for the St. John Fisher project. Due to the fact that funding for the project is entirely made possible from donations and not financed it is not possible for phasing to be 100% certain. The following outlines the anticipated schedule.

#### Anticipated Phase One Construction

New Sanctuary  
Remodel of Existing Sanctuary to become Parish Activity Center  
All parking  
Site work in all areas that will not be impacted by future phase construction including;  
All street frontage landscaping, all landscaping not affected by future construction, fire department access provisions serving phase One buildings, all retaining walls  
Remodel/conversion of existing Convent to become Rectory  
Demolish existing Rectory, Existing youth building on east side of property

#### Anticipated Phase Two Construction

New Administration Building  
Remodel existing administration to meeting rooms  
Construct new preschool  
Construct new library for school to replace existing library same size  
Construct new art room for school  
Landscape and minor site work/tie into existing sidewalks etc. for remaining site around phase two constructed areas

#### Timing of Phases

Phase One will begin construction approximately September 2009 with estimated construction duration of 18 months. Construction document plans cannot be started until CUP is final.

Phase Two is anticipated to be completed within approximately 10 years from the completion date of Phase One. Due to funding, it is possible that the Phase Two will be broken into more phases all anticipated to be completed within approximately 10 years from the completion date of Phase One.

Thank you,

Shelly Hyndman  
Hyndman & Hyndman Architects

# **Correspondence Letters**

**(Support and Concerns)**



# Daughters of Mary and Joseph

Regional Office

5300 Crest Road, Rancho Palos Verdes, CA 90275-5004

September 15, 2007

Ms. Leza Mikhail

Associate Planner

City of Rancho Palos Verdes Planning Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275-5391

Dear Ms. Mikhail:

This letter addresses the St. John Fisher Church Proposed Development, Conditional Use Permit Application, and its relevance to us as neighbors of the Church, the Daughters of Mary and Joseph.

Our relationship with the St. John Fisher Church gives us immense satisfaction. We fully support this current building project. Regarding the issues of view impairment, I have examined the new site master plan and do not foresee any negative impact on our present location. I also understand, from a conversation with the pastor, Msgr. David Sork, that there will be some minor grading on our side of the property line in preparation for the building of a retaining wall on the Church grounds. Msgr. assured me that this grading is a temporary situation and that the original landscaping on our property will be restored.

As an educator in the Archdiocese for 47 years, I certainly approve of ample play areas for the children of St. John Fisher School and see no problem in the extension of same. This applies equally to the need for new parking areas proposed along the east property line and any lighting required.

Thank you for involving the Daughters of Mary and Joseph in the planning stages of the Church building project.

Sincerely,

Sister Nuala Briody, Regional Administrator

RECEIVED

JUN 17 2008

Planning Commission  
City of Rancho Palos Verdes

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 12, 2008

Dear Planning Commissioner,

We live across the corner from Saint John Fisher Church property on Mela Lane. We have reviewed the plans for the new church and property up - grades of their site.

This is a good plan, and we want you to know we are in favor of it.

There are no significant impacts. Some talk about the height or view, but this no not a problem. In the distance beyond this property, there is another hillside. There is nothing being blocked from our neighborhood. Perhaps it is just the appearance of the cross that some find offensive. But this is the United States, and it's just fine with us.

This would be a beautiful building sitting right on the corner. Please approve this application.

Sincerely,

*Marnie Kuehler  
32 mela Lane*

## Leza Mikhail

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**From:** Karen Theresa Fissoore [ktwynne@yahoo.com]  
**Sent:** Tuesday, June 17, 2008 12:19 PM  
**To:** pc@rpv.com; LezaM@rpv.com; davidltomblin@sbcglobal.net; jeff@jefflewislaw.com; pltetraeul@netzero.com  
**Subject:** the remodel proposal for the church at crest and crenshaw

I am in favor of the current proposal for a church remodel, for St. John Fisher.

It would be a welcome addition to that corner (crenshaw and crest) especially with the design of the facade facing the street. it's nicer to see elegant buildings along the street rather than hidden behind ivy and fences.

Whenever i drive in that area of RPV, there is so little traffic it is amazing. I'm sure the appropriate studies have been done showing that there is NO traffic problem. People will continue coming and going at various times for services and church activities, as they are now.

The new remodel would be great for the community. please support the proposal and proceed with the approval for construction.

thank you.

Karen Fissoore

## Leza Mikhail

---

**From:** Karen\_Craig@Toyota.com  
**Sent:** Tuesday, June 17, 2008 10:09 AM  
**To:** LezaM@rpv.com  
**Subject:** St. John Fisher Church Upgrade

Attn: Leza Mikhail  
Associate Planner  
Planning Department  
RPV City Hall

Dear Ms. Mikhail,

I am writing to express my support of the proposed St. John Fisher Church remodel. I live in the Mesa Palos Verdes neighborhood and spend much time in that vicinity both walking and driving. Our entire family looks forward to the beautification of that intersection and the addition of new church bells. It will be a delight to hear the bells softly chiming during the daylight hours!

Kind Regards,

Karen Craig and Mark Billnitzer  
29719 Stonecrest Road  
Rancho Palos Verdes, CA 90275  
(310) 541-0890  
home email: reader@verizon.net

## Leza Mikhail

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**From:** Heather Burr [heatherburr@cox.net]  
**Sent:** Tuesday, June 17, 2008 7:43 AM  
**To:** Leza Mikhail  
**Subject:** St. John Fisher Church and School

June 16, 2008

Leza Mikhail, Associate Planner  
Planning Department  
Rancho Palos Verdes City Hall  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Planning Department,

I have received a solicitation from an anonymous neighbor in the Island View Community to protest the plans for the St. John Fisher project. I, in fact, completely support the project and hope for it to go ahead. I live in the neighborhood directly across the street. I drive up and down Crenshaw and Crest all day long. I can't see how anyone's view could be jeopardized.

The balloons, which I assume represent the bell tower, and the structure are barely above the huge trees which are currently there. I have gone to look at the plans, and it seems to me that a beautiful church on the corner, instead of ivy, chainlink fence, and overgrown trees will be a benefit to our community.

In talking to neighbors, there seems to be concern about bells and traffic.

I personally think that the sound of church bells ringing at particular times would be lovely, as they used to be all over America. I think to consider it noise pollution is nonsense, as is the notion that it would lower my property value. As for traffic, the only two days a year that there is overflow parking on Crenshaw Blvd. are Easter and Christmas. I have been assured that there are more than the required parking spots for the church. This church is not trying to be a mega church soliciting parishioners from faraway outlaying cities. It is here to serve the residents of Palos Verdes.

I might add, that the school property is also to be upgraded, which is also a very worthy cause. The hall there is often used for the public, including many boy scout and girl scout events, as well as Art at Your Fingertips. I believe this project should move forward, and hope you will approve it.

Sincerely,  
Heather Burr  
46 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275  
(310) 541-4815

## Leza Mikhail

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**From:** A. Wu [maseratipilot@yahoo.com]  
**Sent:** Monday, June 16, 2008 4:03 PM  
**To:** lezam@rpv.com  
**Subject:** New St. John Fisher Church

Dear Leza-

I am writing in support of the St. John Fisher building project.

As a licensed Architect and a adjacent homeowner/member of the Ridgecrest HOA, I understand the need for a process of community involvement and planning prior to the construction of a project and everyone needs to voice their opinion. However, please remember that most construction projects are an attempt to improve a property and as a result can increase property values of surrounding neighborhoods. (BTW I don't think the Portuguese Bend neighborhood went for the worse when Wayfarer's Chapel was built.) This planning approval process should not be held up by a few vocal NIMBY minority and the City should see this as an asset for the City and also as a beautification project. As you are aware, some people will have very weak/trivial reasons to deny this project and I hope the City will overlook their futile attempts and see the big picture.

The current Crest/Crenshaw intersection is well, for a lack of better words...boring. Something needed to be done there. Here is an opportunity that something grand be placed at the intersection. Too bad the proposed church is short in height. Frankly, after seeing the story poles I was disappointed in its small size and height. Anyways, it is about time something is being done to replace the 1960's vintage non-descript church building. Besides, this new church could win an architecture award and be published nationally!

Sincerely,

Anthony Wu, Architect C-23485  
5401 Meadowdale Lane, RPV

## Leza Mikhail

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**From:** Jack Beal [rpvjack@yahoo.com]  
**Sent:** Saturday, June 07, 2008 9:39 AM  
**To:** lezam@rpv.com  
**Cc:** Larry Clark; Peter Gardiner; Tom Long; Douglas Stern; Steve Wolowicz  
**Subject:** re. Mitigated negative Declaration

I received the City of Ranch Palos Verdes notice of the changes/building proposed at St. John Fisher church on the corner of Crest Rd. and Crenshaw Blvd.

I live in Island View almost directly across from the church and my home backs onto Crenshaw Blvd.

I walked our streets this morning and found that very few homes will have a view of the bell tower/steeple. In fact only a few homes at the intersection of San Clemente and Santa Barbara will have a view of the bell tower steeple. The view from my back yard is negligible

My personal opinion is that a well designed proposed structure could enhance the view.

With regard to the bells, I have no objection. I can hardly see how bells could be more intrusive than the noise from trash trucks, gardeners lawn mowers/blowers and what seems to be everlasting remodeling in the community.

**Leza Mikhail**

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**From:** barbara shen [barbarashen@cox.net]  
**Sent:** Wednesday, June 11, 2008 11:17 AM  
**To:** LezaM@rpv.com  
**Subject:** Fw: St John Fisher Building Project

**Subject: Fw: St John Fisher Building Project**

**Dear Mr Mikhail:**

**Our family is highly in favor of the building project at St John Fisher.**

**It is a perfect location for a church building**

**The views are not impacted, and there is sufficient open space around**

**There is no legitimate traffic problems because this is an existing church**

**This church has served the community and neighborhood for decades.**

**No problem with the addition of the pre school because these are coming in the same car and car pool**

**is very popular among the students.**

**We are happy to see this project built to serve the community . and cant wait for it to be completed .**

**It is so urgently needed in this day and age. I hope we can get going soon**

**Peter and Barbara Shen  
6521 Via Baron,  
Rancho Palos Verdes, Ca 90275**

## **Leza Mikhail**

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**From:** Sara Bowlus [grandmasara1@verizon.net]  
**Sent:** Thursday, June 12, 2008 6:07 PM  
**To:** Davidltomblin@sbcglobal.net; jeff@jefflewislaw.com; pltetreault@netzero.com  
**Subject:** New Church

I am writing to request you give due consideration to the plans for a new Catholic Church. The parish needs new facilities and has been a good member of the community for the past 40 plus years. It does not seem to impact views of surrounding neighbors nor will it cause any additional traffic for the capacity for occupancy does not appear to be measurably increased. I believe the new church will be an asset to the peninsula and will improve the use of the facility. Sara Bowlus

## Leza Mikhail

---

**From:** Sean Armstrong [sarmstrong@westportcp.com]  
**Sent:** Friday, June 13, 2008 2:16 PM  
**To:** LezaM@rpv.com

Dear Leza:

I am a resident of Rancho Palos Verdes. I am strongly in favor of the St John Fisher project. In my opinion, the project will not have a significant impact on the neighborhood by virtue of its location and design on the property. Obviously, it will be visible from the street. However, the design is of a very high quality and aesthetic nature. Given the elevation of the parking lot surface, it will not detract in any significant way from natural views. The object of the project is to complete the original design intention of the parish, which was to have the existing church building eventually become a parish activity center, once the parish was established and a "permanent" church could be constructed.

The parish does not intend to significantly expand its activities, merely address the needs of the existing parishioners, many of whom are RPV residents. The parish will be as good a neighbor as possible through construction, attempting to minimize as much as possible the impacts on the surrounding neighborhoods.

The project will add to the character of the environment by giving the corner more "definition" and give passersby a small view of what is expected to be a very attractive and inspiring building.

Thanks

Sean F Armstrong

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**Sean F. Armstrong**  
**Principal**  
**Westport Capital Partners LLC**  
**2361 Rosecrans Avenue, Suite 375**  
**El Segundo, CA 90245**  
**(310) 294-1233 office**  
**(310) 561-3113 cell**  
**(310) 643-7379 fax**  
**[sarmstrong@westportcp.com](mailto:sarmstrong@westportcp.com)**  
**[www.westportcp.com](http://www.westportcp.com)**

## Leza Mikhail

---

**From:** Lisa Counts [lhuntcounts@aol.com]  
**Sent:** Friday, June 13, 2008 4:37 PM  
**To:** LezaM@rpv.com  
**Cc:** Lisa Counts; sarmstrong@westportcp.com; jon.rewinski@hellerehrman.com; Dave Kurt; Shelly Hyndman; maseratipilot@yahoo.com; Herbert Kaighan; dsork@yahoo.com; johnmollyslaugh@verizon.net; Luigi; Anthony Wu; laingram@cox.net; sjfmusic@yahoo.com  
**Subject:** St. John Fisher CUP

Dear Ms. Mikhail:

I am writing in support of the St. John Fisher Church Development Plan Conditional Use Permit application. I reside in Rancho Palos Verdes and am a long time resident of the Peninsula, having lived here since 1966. I am also an urban planner with experience in long range and community planning.

St. John Fisher has been a good neighbor and an important member of the Palos Verdes community for more than forty years, providing religious services to more than 3000 families, educating several generations of children in its school, and spearheading countless charitable outreach activities. The proposed church structure is on the site of the parish's originally proposed church and will be a beautiful landmark at the top of the hill that welcomes all. It is not a new single family residence that must blend in with the rest of the neighborhood, but instead is meant to be recognized as something beautiful and special, seen and not hidden.

The proposed new church structure blocks no city or ocean views from adjacent neighborhoods. An efficiently laid out parking lot replaces the old, while maintaining plenty of parking for the church's weekend masses. A recent traffic study shows that there would be no significant changes in levels of service on the nearby streets. The Conditional Use Permit should be approved.

Sincerely,

Lisa Hunt Counts, AICP

## **Leza Mikhail**

---

**From:** jtcounds@aol.com  
**Sent:** Friday, June 13, 2008 4:36 PM  
**To:** LezaM@rpv.com  
**Subject:** Saint John Fisher New Church Project

Leza Mikhail, Associate Planner  
Planning Department  
Rancho Palos Verdes City Hall  
30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275

Dear Ms Mikhail,

I am writing today in reference to the new building project for the Saint John Fisher Church. I am 100% in support of this project and am very excited that there will finally be some new architecture in our fine city.

So many of our public buildings are of World War II vintage. We simply moved in and changed the furniture. Shopping Centers are boring. They are utilitarian at best. It seems that no one has had any new ideas in the last 30 years. When I saw the plans and drawings for this new church at the corner of Crest and Crenshaw, I thought finally, we will have some inspiration in our neighborhood.

When approaching this intersection while driving, we will be met with a most welcome sight; a church rising out the trees, spiraling towards the heavens. The location is perfect. Since it sits at the pinnacle of the hill, it will not block anyone's view. Since all parking concerns are met, it will not impact surrounding neighborhoods. Since it is a tree protected location, there should be no noise issues. Since there is no additional land usage, I can't see how anyone could possibly complain about this project.

My only concern is that there might not be any bells in the bell tower. Hopefully the addition of bells will be approved and we can all look forward to a warm and welcoming gathering place in our neighborhood reminiscent of those small New England towns where everyone sips their morning coffee to the soft sounds of church bells.

Place me in the "YES" column.

Sincerely,  
John Counts  
Rancho Palos Verdes, CA  
jtcounds@aol.com  
(c) 310-344-9747

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## Leza Mikhail

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**From:** brianvini [leamy@cox.net]  
**Sent:** Monday, June 16, 2008 12:17 PM  
**To:** LezaM@rpv.com  
**Cc:** LHuntcounts@aol.com  
**Subject:** St John Fisher Planned Expansion

I am writing this email in support of the St. John Fisher parish project to build a new church and enlarge the school facilities on the existing church property at the corner of Crenshaw and Crest Roads.

The increasing Catholic population on the Palos Verdes Peninsula, plus the attendant increase in the numbers of young and school age children, has made the construction of a new larger church and expanded school facilities highly desirable if not imperative. Completion of the proposed plan would enable the existing church to be converted into a gymnasium/recreational center for the youth of the area. Such facilities are lacking on the hill and are badly needed.

I hope that the Planning Commission will enthusiastically endorse and approve the issuing of a Conditional Permit for this project.

Sincerely, Brian Leamy

## Leza Mikhail

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**From:** Robert B. Cooper [robert.cooper@moltoncooper.com]  
**Sent:** Monday, June 16, 2008 11:14 AM  
**To:** Leza Mikhail  
**Subject:** St John Fisher - Proposed Changes

Ms Mikhail:

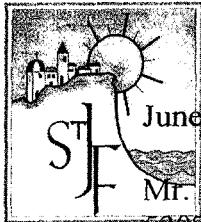
I have been solicited by one of my neighbors in the Island View Development - which is directly across from St. John Fisher Church and School - to provide opposition to the project.

On the contrary, I am fully in support and believe the claims being made by certain individuals are without foundation.

Yes, the traffic could increase but no doubt there would not be more traffic generated than already exists. Perhaps the proximity on the corner of where the Church Sanctuary is to be located is an issue but it will provide a backdrop to the members of the church and will actually enhance what is already there, in my opinion.

Frankly, I do not see any reason to oppose the project as it is well designed as I have reviewed the plans from the RPV website.

Robert Cooper  
25 San Clemente



June 10, 2008

Mr. Frank Livoti

5207 Valley View Rd.  
Rancho Palos Verdes, Ca. 90275

SAINT JOHN FISHER PARISH  
"CELEBRATING LIFE IN THE LIGHT OF CHRIST"

RECEIVED

JUN 13 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Mr. Livoti,

On behalf of Monsignor David Sork, I would like to thank you and the other members of the Valley Ridge Homeowners Association for taking the time to discuss the St. John Fisher Parish Building Project with us yesterday. The success of this building project is a major milestone in our parish history and we are hopeful that our neighbors will find the project a benefit to the community when it is completed.

We hope that your questions regarding early morning construction noise, construction parking, site lighting, and current parking vs. proposed parking were answered. Most of these issues are addressed in our application or are included as mitigation measures. In addition, we look forward to working with you to address the concerns you have regarding the proposed church bells and the sound they generate.

We understand your group's concern with the bells and their potential impact on your neighborhood. At our meeting, as a major concession, Monsignor Sork agreed to use electronic carillons rather than traditional bronze bells to enable us to adjust the volume of outgoing sounds. In addition, we would limit the ringing of the carillons to the hours listed in our conditional use permit application.

The City has no noise ordinance regulating bell sounds, so we have no standards of acceptable noise levels to measure any noise study if one were done. In spite of this, we hope to work out a reasonable approach to mitigating your concerns. As Monsignor Sork related to you, bells are an important part of our Catholic tradition and while it is very important to us to be well received by our neighbors, we must also minister to the spiritual needs of our parish community.

We are hopeful that our mutual give and take will result in a satisfactory solution for all concerned.

Sincerely,

  
Lisa Counts

St. John Fisher Building Committee Chairperson

Cc: Alan Weissman  
Msgr. David Sork  
Dave Kurt  
 Leza Mikhail, Associate Planner

5448 CREST ROAD • RANCHO PALOS VERDES, CALIFORNIA 90275-5097  
• PARISH OFFICE (310) 377-5571 • FAX (310) 377-6303 • E-MAIL: INFO@SJF.ORG •

RECEIVED

June 10, 2008  
RPV Planning Commission  
Ref: CUP 96, St John Fisher Church

JUN 13 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Planning Commissioner,

Please accept this letter in support of the proposed re-development of the St. John Fisher Church site.

Though we had heard of this project some time ago, it is good to finally see it moving forward. Our house is right across the street from this site, where we have lived for 28 years. As we turn that corner a couple times a day, it is clear that it is a perfect location for a church. Further it has been our experience for all these years that this congregation has been a very good neighbor.

But we were interested in what would be happening there. So last year we actually went to a planning session, where their architect, Shelly Hyndman presented the designs and lay out for the property. It was very informative. Their detailed presentation explained how the property could best be re-developed, and the alternative designs were displayed with models. It was impressive to see such an elaborate process going on in the parish to arrive at a well-vetted and most suitable design.

This is the best part; the new church on the corner is an impressive structure and an excellent use of the site. The design of the church building is beautiful and will become an outstanding addition to that corner.

Those who speak against it, probably have not seen the model and don't understand the studies and planning that has been going on. The posts, flags, and balloons may cause some concern, but the high points represent the steeple and the cross on top of that. It is an outstanding design. I can't see how this blocks any ones view, as our house looks down into the existing parking lot there is just no view issue.

Just a note about parking and traffic, which others will certainly bring up. But that's because they don't understand that this is an existing church and school property. It has services and other teaching activities happening at different times and days. Like other schools, car-pooling is a common practice. We know from first hand experience, there is no legitimate basis for concern. Speculation by some uninformed public does not over ride the reality of the facts.

Finally, it is important to note that this development has followed the city's required process and if approved, it will be built in compliance with applicable ordinances, standards, and building codes.

We are in favor of the application. Please do the right thing and approve the project.

Thanks for listening,

*Don Wynne*

Don Wynne  
9 Mela Lane  
Rancho Palos Verdes, CA 90275

## Leza Mikhail

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**From:** Masberger@aol.com  
**Sent:** Monday, June 16, 2008 2:06 PM  
**To:** LezaM@rpv.com  
**Subject:** St. John Fisher Church

To: Leza Mikhail, Associate Planner  
From: Marion A. Scharffenberger  
Re: St. John Fisher Proposed Church Plan

Leza:

As a long-time parishoner of the St. John Fisher Parish I would just like to register my approval for the new proposed building at the church site on Crest Road and Crenshaw Blvd. I hope that they will have little difficulty receiving their Conditional Use Permit.

Thank you,

Marion A. Scharffenberger

---

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

Rick and Lori Daniels

3 Amber Sky Drive

Rancho Palos Verdes, CA 90275

June 18, 2008

Dear Leza Mikhail:

We are ardent supporters of the Building Project being proposed by St. John Fisher Parish. We have been parishioners at St. John Fisher since moving to Rancho Palos Verdes in 1979. We have raised two children, now 19 and 20 years old, first by attending St. John Fisher School and then by participating in Religious Education. It is truly our home away from home and is such a central part of our lives.

We are an active and vibrant parish which uses the facilities to near capacity for our multitude (approximately 100) ministries. The charity work, for our community, that is possible due to the dedication and commitment of our generous and active community can only be expanded for the good of the Palos Verdes community and beyond.

The biggest obstacle of raising our kids in this parish was lack of facilities for our youth. There are just a few places in our community, various churches and The Annex that provide a wholesome environment for our children. St. John Fisher will be another vibrant resource to nurture the youth in our community.

The current church building was originally designed to be a recreation center. That is why it is a big, rectangular box. The proposed church building has been designed with our liturgical needs in mind. Plus the space in the existing church can finally be utilized for its original purpose, an activity center for both youth and seniors.

The success of the building campaign pledges by existing parishioners indicates to us that fellow parishioners see a great need for a total rework of our parish campus.

We live in Del Cerro, at the end of Crenshaw Blvd., and agree that there will be no additional impact to traffic or parking since that impact is based on the number of parishioners is independent from any kind of church building project.

Hopefully the St. John Fisher building project will additionally benefit the community by addressing the unsightly power lines (and multitude of cell phone equipment) and bushes that currently occupy the corner of Crenshaw Blvd. and Crest Road. We also support a bell tower that is consistent with the other churches in Palos Verdes. With the housing market in decline, a beautiful new, welcoming Parish will enhance our property values.

As neighbors, who must drive past the church to get to most destinations, we observe smooth, considerate traffic flow with the existing mass schedule and parish activities. This should not change with the construction of a new church building.

Over the years, Del Cerro, Island View and Valley View all exit the neighborhood past St. John Fisher and through the intersection of Crest Road and Crenshaw Blvd. Monday – Friday, morning and evenings (and probably less so on Sunday mornings). The daily commute activity will in no way be impacted by relocating the church building closer to the corner and adding some other facilities for the school.

Thank you for considering all points of view when reviewing this building project.

Sincerely,

Rick and Lori Daniels

## Leza Mikhail

---

**From:** Des Armstrong [desiarmstrong@hotmail.com]  
**Sent:** Wednesday, June 18, 2008 10:50 AM  
**To:** lezam@rpv.com  
**Subject:** SJF New Church

Dear Ms. Mikail, My name is Desmond Armstrong and my wife and 2 children have been loyal residents of Rancho Palos Verdes since 1970. I wish to express my complete support for the new church at St. John Fisher.

Our Catholic community is 3100 families strong and we will not experience huge growth because of our new church.

In contrast to Rolling Hills Covenant Church we are not reaching out to the South Bay for our congregation. There are many other Catholic churches in the immediate area so our numbers and therefore parking should not be a problem . Our only overflow of parking would only be twice a year at Christmas and Easter.

Our new campus will provide a better and safer environment for our school children. They will now have a play area on grass and basketball hoops and the end of our campus away from Crenshaw. Any noise from children at play will be minimized for local residents.

This building plan for a new church is one which was put forth and worked on with LA CCounty 40 plus years ago. It is only now that that plan can be brought to reality. I understand many residents in the locality of the church at Crest and Crenshaw bought their homes with the anticipation that property values would rise because of the proximity of the church.

I believe historically this is true rather than values declining because of the church being there.

This new campus will be a positive for the community as a whole, and a safe gathering place for our children to pray and play.

I thank you and the Planning Commission for your time and consideration of our new church plan.

Respectfully yours,

Desmond A. Armstrong.

**THE REWINSKIS**  
2648 Via Olivera  
Palos Verdes Estates, CA 90274

June 18, 2008

*By e-mail*

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes

Re: St. John Fisher Project

Dear Ms. Mikhail,

I write as a parishioner of St. John Fisher and resident of Palos Verdes in support of the St. John Fisher construction project. Although I realize that the construction will cause some inconvenience to neighbors (as it will to parishioners), I believe that once completed, the improvements to the campus will offer significant benefits to the greater Palos Verdes community and those living in the adjacent neighborhoods.

Although many of our neighbors may not realize it, the current church was designed to be a parish hall, not a church. Although built several years ago, the building was intended to serve as a church only temporarily, until a suitable church was built on the campus. The original plans for the site reflect that the church was to be built at the corner of Crest and Crenshaw. Thus, the St. John Fisher community now is merely implementing its original plan to build its church. Many residents of Palos Verdes have waited a very long time for this project and have endured numerous problems and inconvenience caused by the fact that the building currently used for worship was not designed to be a church.

The new church will be beautiful. In considering this project, please remind people early and often that this project does not involve the construction of a private home or a business, but rather a church on church property. Of course, the new church will be visible, as places of worship have been from the beginning. Churches are built to be seen. They have crosses and bell towers. They have high ceilings. Nevertheless, mindful of our neighbors, the architect designed the new church with features that will soften its impact. For example, the bell tower and cross are off to the side, as opposed to directly on the corner of Crest and Crenshaw. The building will generally be rounded with a curving roof-line, as opposed to a fortress-like structure. It will have elongated arched windows that project an airy feel. It will be surrounded by trees and landscaping that further soften the building's impact.

The new church and other improvements to the campus should not create any problems in terms of traffic or noise. With respect to traffic, I defer to the

Letter to Ms. Leza Mikhail  
June 18, 2008  
page 2

formal study prepared at the City's request. It concluded that the improvements will not have any impact on traffic. This makes sense. The church serves a parish within defined geographic boundaries. Unless whole neighborhoods decide to convert, one would not expect the improvements to create more traffic.

Once the new church is built, neighbors should experience less noise. For example, the existing church does not have an interior gathering space through which one may enter the worship space — one of the problems with using a building not designed to be a church. As a result, people gather outside the building (near Crenshaw) and the building has exterior loudspeakers so that people intending to enter the church know whether services have already commenced. Noise caused by this situation should be greatly reduced once the new church is built. The new church will have an interior entrance space. Also, the entrance to the new church will face the interior of the campus — that is, away from the adjacent neighborhoods. Thus, people will not congregate along the Crenshaw boundary before and after services. Because people will gather and enter the new church from the interior of the campus, those living in the adjacent neighborhoods, particularly across Crenshaw, should experience less noise.

I know that some neighbors have expressed concerns about noise from the bells in the bell tower. This is a legitimate concern that should be worked out by placing reasonable limits on the volume, duration and use of the bells.

The improvements to the site will significantly improve the aesthetics of the campus. For example, the existing stone wall with the large letters "St. John Fisher Church" at the corner of Crest and Crenshaw will be removed. The chain-link fence running along Crenshaw will be removed. The brambles and overgrown ivy on the Crenshaw side and part of the Crest side of the property will be replaced with landscaping — flowers, bushes, grass and trees. The unattractive building on Crest near the corner of Crenshaw (which is currently being used as a rectory) will be removed. From the perspective of those looking at the campus from the corner of Crest and Crenshaw, the site itself will be vastly improved.

A parking lot currently sits on the Crest/Crenshaw corner of the campus (behind the stone wall and chain-link fence). Of course, cars using that portion of the parking lot make noise and release exhaust fumes, particularly on weekends. On weekdays, that portion of the lot is used instead as a play area for schoolchildren, who naturally generate a volume of noise as well. Because of the placement of the new church, parking and the play area for schoolchildren will be moved to the interior of the campus — that is, away from those living across Crenshaw and Crest. These changes should also reduce noise, as well as exhaust

Letter to Ms. Leza Mikhail  
June 18, 2008  
page 3

fumes, to those living in the adjacent neighborhoods. This is another benefit that the improvements will bring to our neighbors.

Thank you for encouraging all those interested in this process to talk through the issues. The St. John Fisher community has waited for a long time to build a church. The campus will be vastly improved, adding value and enjoyment to the greater Palos Verdes community and the adjacent neighborhoods. Therefore, I support the project.

Very truly yours,



Jon L. Rewinski

## Leza Mikhail

---

**From:** Bo Bowlus [enginebo1@verizon.net]  
**Sent:** Tuesday, June 17, 2008 10:44 PM  
**To:** LezaM@rpv.com; Bo Bowlus  
**Subject:** St. John Fisher

Leza Mikhail  
Associate Planner  
Planning Department  
Rancho Palos Verdes City Hall  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Ms. Mikhail,

I am writing to let you know I am a great supporter of the new St. John Fisher Church building. I have been a resident of the peninsula since 1969 and have known that the original plans called for a church on the corner. You may know that the present church was intended to be used by the youth of the parish. It has taken 47 years to get to the point of making this possible. The building of a new church will allow the youth to have a safe and supervised place to meet. The facility will be used by the young of the church and their friends.

I realize that you will get the standard objections of traffic, noise, crime and property values. These are not legitimate reasons to object to a project that will serve the existing members and will enhance the community. The parish has been at this location for more than forty-five years and to my knowledge the church has had no problems with any of these issues. Since the membership will remain the same, the use remains the same except for youth using the present church. You will probably get an objection that it is too big, too high and too massive, yet we are building houses that are too big, too high and too massive.

I hope that you look at this favorably with as few conditions as possible. I believe the building fits on the site and is a beautifully designed structure and it would be a shame if major changes are imposed

Sincerely,

Monier Bowlus  
28427 Quailhill Dr.  
Rancho Palos Verdes, CA 90275  
310-541-2767  
>  
>

## Leza Mikhail

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**From:** Joel Rojas [joelr@rpv.com]  
**Sent:** Wednesday, June 18, 2008 12:48 AM  
**To:** 'Leza Mikhail'  
**Subject:** FW: St. John Fisher Church

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

From: Bo Bowlus [mailto:enginebo1@verizon.net]  
Sent: Tuesday, June 17, 2008 10:34 PM  
To: pc@rpv.com  
Subject: St. John Fisher Church

> Mr. Stephen Prestam  
> Rancho Palos Verdes Planning Commission  
>  
> Dear Mr. Prestam  
>  
> I am writing to let you know I am a great supporter of the new St.  
> John Fisher Church building. I have been a resident of the peninsula  
> since 1969 and have known that the original plans called for a church  
> on the corner. You may know that the present church was intended to be  
> used by the youth of the parish. It has taken 47 year to get to the  
> point of making this possible.  
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> supervised place to meet. The facility will be used by the young of  
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> massive.  
>  
> I hope that you look at this favorably with as few conditions as  
> possible. I believe the building fits on the site and is a  
> beautifully designed structure and it would be a shame if major  
> changes are imposed  
>  
> Sincerely,,

>  
> Monier Bowlus  
> 28427 Quailhill Dr.  
> Rancho Palos Verdes, CA 90275  
> 310-541-2767  
>  
>

**Leza Mikhail**

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**From:** Brian Wynne [brianjwynne@yahoo.com]  
**Sent:** Wednesday, June 18, 2008 1:28 PM  
**To:** LezaM@rpv.com  
**Subject:** St. John Fisher is a good project

Hello,

I am writing in support of the St. John Fisher project. I am not a parishoner there, but I am familiar with the site. I appreciate the preservation of views by retaining open space at the corner, and have seen that the parish and school has long done a good job of carpooling. This seems to be an increasing trend in general.

I encourage you to approve this project.

Thank you,

Brian Wynne

## Leza Mikhail

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**From:** pvbryans@sbcglobal.net  
**Sent:** Wednesday, June 18, 2008 2:15 PM  
**To:** LezaM@rpv.com  
**Cc:** 'Lisa Counts'; shelly@hindman-hindman.com  
**Subject:** Saint John Fisher Project

Leza Mikhail, Associate Planner

City of Rancho Palos Verdes

Rancho Palos Verdes City Hall

30940 Hawthorne Blvd.

Rancho Palos Verdes, Ca. 90275

Dear Ms. Mikhail,

I am a 25-year resident of Palos Verdes and an active member of Saint John Fisher Parish. I am writing you to express my support for the SJF project currently pending approval.

The building we are currently using for a Church was never intended to be the permanent sanctuary, but was designed as an assembly hall. The intent was to build this building first, because it was less expensive, and then build a fully functioning church on the corner of Crest Road and Crenshaw Boulevard when the parish had sufficient funds. The existing building would then be used as multi-purpose building. Because the current facility was not designed as a church, it lacks many features required in a fully effective facility. The new facility has been designed to comply with the Current requirements of the Roman Catholic Church and will include a proper sacristy, vestibule, Stations of the Cross, Blessed Sacrament Chapel, and adequate restroom facilities.

One of the major concerns of our parishioners is providing activities that will keep our youth involved. With the conversion of our existing Church back into it originally intended use we will have a space to provide a viable youth program.

Sincerely,

2324 Carriage Drive

Rolling Hills Estates, Ca 90274

310-548-0580

**Leza Mikhail**

---

**From:** HAW QUAN [pvquan@verizon.net]  
**Sent:** Wednesday, June 18, 2008 2:22 PM  
**To:** LezaM@rpv.com  
**Subject:** Support for St John Fisher Expansion

We would like to voice our support for the new St John Fisher Church building. It is needed and would enhance life in RPV. We urge you to approve the project after the hearing on 6/24/08. We have resided in RPV before its incorporation.

Norman and Helen Quan

## Leza Mikhail

---

**From:** HarWr9@aol.com  
**Sent:** Wednesday, June 18, 2008 3:24 PM  
**To:** LezaM@rpv.com  
**Subject:** St. John Fisher Parish Development Plan

Dear Ms. Leza Mikhail, Associate Planner

I wish to extend my enthusiastic support for the St. John Fisher Parish Development Plan. I am a resident and homeowner of Rancho Palos Verdes for nine years now, after retiring completely from my native city of San Francisco. I do indeed like this town very much, and I believe that this building plan will be a great asset to this community. The need is great for space for the youth of our community. Volunteer ministry space is indeed needed. Being this is the only Catholic church in Palos Verdes, I need to go to St. Lawrence Martyr Catholic Church in Redondo Beach whenever I wish to get an early start on a trip on Sunday morning as they have a 7 AM Mass. The first Mass at St. John Fisher is at 7:30 AM.

St. John Fisher parish has excellent community relationships. For example the A.A., scouts, senior citizens are a few not counting all the out-reach programs that are so important and needed.

The design process working with parish community was from the inside out. This church will service our community, not a mega church for the entire South Bay.

I wish to thank our pastor Msgr. David Sork for having the foresight of the needs of the community and expect that you will also with your approval.

Sincerely,

Harry Wrin

---

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

## Leza Mikhail

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**From:** Abele, George [GeorgeAbele@paulhastings.com]  
**Sent:** Wednesday, June 18, 2008 3:26 PM  
**To:** LezaM@rpv.com  
**Cc:** abele.home@verizon.net  
**Subject:** St. John Fisher Church -- Conditional Use Permit #96

Dear Ms. Mikhail:

I am writing to express my strong support of the St. John Fisher project. I live on Academy Hill (near Chadwick School), and my children attend St. John Fisher School. In addition to meeting the needs of the Church's parishioners, the building project also will enhance St. John Fisher's role in the community by providing a safer environment for its school children and by providing a safe environment for children to socialize outside of school.

Currently, St. John Fisher school children have recess and Physical Education class on a parking lot. The redesign of the campus sought under the Conditional Use Permit provides not only for a grassy area on which children can play, but also for dedicated basketball courts that will not double as a parking lot. Separating the children's play area from the parking area, and providing a grass area for recreation, will greatly enhance the safety of the children attending the school and help to prevent injuries and accidents. The building project also provides for a Youth Activity Center, which will include a gymnasium. This Center will provide a place for elementary school children and high school children alike to socialize in a safe environment.

The concerns that have been raised are overstated or inaccurate. The new Church is not an imposing structure. Its unique design will result in only a portion of it being visible from the street. What will be seen is much like other houses of worship in the City, and is likely to be viewed by most as an attractive architectural addition. It will not detract from natural views enjoyed by the surrounding community. The height of the bell tower serves a purpose for the parish, and, given the design and surrounding landscaping, it will not be an imposing structure. For many it will evoke memories of small-town life centered around houses of worship. The bells in the tower will not ring "constantly" as has been stated in opposition to the project. Rather, they will ring about 3 or 4 times a day, for only 60 seconds at a time. The addition of the new Church and the accompanying redesign of the surrounding area is not expected to increase the number of activities or people using the facilities. Thus, there will be no traffic, parking, or noise issues of note. Finally, there is no basis for assuming that property values in the nearby neighborhoods will be adversely affected.

St. John Fisher is, and will continue to be, a good neighbor to the surrounding communities. This project adds to, rather than diminishes, St. John Fisher's role and contribution to the community. I greatly appreciate the time and energy that you and the City are devoting to your review of the project.

Sincerely,

George W. Abele  
 26617 Academy Drive  
 Palos Verdes Peninsula, CA 90274

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\*\*\*\*\*

IRS Circular 230 Disclosure: As required by U.S. Treasury Regulations governing tax practice, you are hereby advised that any written tax advice contained herein was not written or intended to be used (and cannot be used) by any taxpayer for the purpose of avoiding penalties that may be imposed under the U.S. Internal Revenue Code.

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For additional information, please visit our website at [www.paulhastings.com](http://www.paulhastings.com).

June 17, 2008

To: Planning Commission  
City of Rancho Palos Verdes  
c/o Leza Mikhail

FROM: Dennis Branconier  
5354 Whitefox Dr., RPV  
378-3441

RE: My support for the St. John Fisher building proposal

I would like to express my full support of the building project proposed for St. John Fisher parish.

Generally, there is no greater source of stability for a local population than a church. Churches strengthen identity within a community and promote service among neighbors. This is why church buildings are and should be prominently visible. We take this for granted in an upscale area such as PV. But in the roughest inner-city neighborhoods, with graffiti and trash, churches are often the only buildings spared of physical disrespect. It is important for everyone, whether or not they personally practice religion, that churches be prominent in every community.

Specifically:

- One of the reasons for the building project, besides finally completing the site plan that was approved over 40 years ago, is to provide a safe and healthy social and recreational environment for the youth of the parish. This further reinforces the element of stability for the community.
- The architecture and landscaping that will be visible from the surrounding area will not block views and will further enhance the beauty of the area.
- Traffic and noise from the use of the church property should not be different than it is now. If the corner stairway prompts people to park on Crest or Crenshaw, they are both wide streets with no residences and thus should not cause undue concern to the neighbors.
- Though I have no way of proving this beyond my own observations, I believe St. John Fisher parish has been a good neighbor and will continue to be so.

I hope you are able to approve the project with a minimum of conditions. Any time and money required to address conditions will take resources away from the important needs that the parish fulfills on its limited budget. Thank you for your efforts on behalf of our city.



CITY OF  
**ROLLING HILLS ESTATES**  
4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274  
TELEPHONE 310.377.1577 • FAX 310.377.4468  
[www.ci.Rolling-Hills-Estates.ca.us](http://www.ci.Rolling-Hills-Estates.ca.us)

FACSIMILE TRANSMISSION COVER SHEET

DATE: 6/18/08

TO: Mr. Joel Rojas

FIRM NAME: \_\_\_\_\_

FAX NO. \_\_\_\_\_ MAIN NO. \_\_\_\_\_

FROM: David Wahba

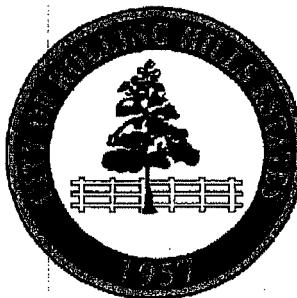
CITY HALL FAX NO. 310-377-4468 CITY HALL MAIN NO. 310-377-1577

THIS FAX CONSISTS OF 3 PAGES (INCLUDING COVER SHEET). IF  
THERE ARE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CONTACT:

Comments on St. John Fisher MND.

TRANSMISSION COMPLETED BY: \_\_\_\_\_ TIME: \_\_\_\_\_

FRANK V. ZERUNYAN  
Mayor  
JUDY MITCHELL  
Mayor Pro Tem  
JOHN C. ADDLEMAN  
Council Member  
SUSAN SEAMANS  
Council Member  
STEVEN ZUCKERMAN  
Council Member  
DOUGLAS R. PRICHARD  
City Manager



THE CITY OF  
**ROLLING HILLS ESTATES**

4045 PALOS VERDES DRIVE NORTH ROLLING HILLS ESTATES, CA 90274  
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June 18, 2008

**VIA FACSIMILE AND MAIL**

Mr. Joel Rojas, AICP  
City of Rancho Palos Verdes  
Planning, Building and Code Enforcement Department  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

**Re: Proposed Mitigated Negative Declaration for Conditional Use Permit #96 – Revision "D", Grading Permit, Minor Exception Permit and Sign Program for the St. John Fisher Master Plan**

Dear Mr. Rojas,

Staff appreciates the opportunity to provide comment on the proposed Mitigated Negative Declaration (MND) for the modification and expansion of St. John Fisher church. After reviewing the associated Environmental Checklist and Traffic Study prepared by KOA Corporation dated December 21, 2007, we offer the following comments:

**Traffic Study:**

1. The traffic study only includes cumulative projects from the City of Rolling Hills Estates (Table 6). The study should include all cumulative projects within the City of Rancho Palos Verdes in the analysis, several of which are closer than the RHE projects.
2. The traffic study must calculate the level-of-service for roadway segments based on the peak hour or peak 15-minute period, not daily volumes in accordance with standard industry practices. Trip generation is not spread over the entire day and street capacity is based on peak hour.
3. The traffic study fails to identify what capacity values were used for the roadway segment level-of-service analysis, particularly per-lane capacity. Further, the study does not show how the roadway segment level-of-service was calculated. This information must be included in the text and appendix.
4. The traffic study should analyze the potential traffic impacts of construction vehicles, particularly the grading operation for 30,688 yards of cut and fill. Restrictions should be placed on operating times, frequency, and queuing on the street. In addition, any construction management plan should be reviewed and approved by the City of Rolling Hills Estates.

Again, we appreciate the opportunity to provide comment and hope that our comments be addressed prior to project approval. Should you have any questions or need additional information, please do not hesitate to contact either myself or Niki Cutler, AICP, Senior Planner at (310) 377-1577, ext. 115, or by email at [nikic@ci.rolling-hills-estates.ca.us](mailto:nikic@ci.rolling-hills-estates.ca.us).

Sincerely,



David Wahba  
Planning Director

CC: RHE Mayor and City Council

## Leza Mikhail

---

**From:** Alvin Edgerton [alinkathye@msn.com]  
**Sent:** Tuesday, June 17, 2008 4:25 PM  
**To:** Leza Mikhail - RPV Planner; Joel Rojas  
**Subject:** St. John Fisher's Proposed Project

We are residents of the Del Cerro development (120 residential lots) and our only ingress/egress is via the intersection of Crest Rd. & Crenshaw Blvd. We have the following concerns over this project:

- Construction traffic and parking

We request that no construction parking, queuing, storage or staging be allowed on public streets. We also request that all construction traffic be routed via Crest Rd. and not via the Crenshaw Blvd. entrance to the church property. The speed limit on this portion of Crenshaw was recently increased to 40 mph (and is often ignored), making routing of slow-moving construction equipment unsafe, particularly when foggy.

Secondly, the traffic/parking analysis makes no mention of where church service parking will be for services during the construction period. The church now has 5 masses & their lots are full for several of these with the existing parking. Will they be displaced onto our streets? Is it possible to ask the church to bus congregants in from off-site gathering areas?

- Post-Construction Parking

The proposed sanctuary size is significantly larger than the existing one and the proposed on-site parking is reduced modestly. The church currently holds 5 masses because neither the church nor the parking lot can accommodate the volume. We have been told by church members that the church's leadership wants to reduce the number of masses to 2 per weekend because of a shortage of priests, putting further strain on the limited parking spaces. Also, the EIR parking analysis only dealt with mass attendees, not staff or bible class attendees or participants in other activities that run in parallel with masses and also require parking. We don't think it's good policy or safe to allow on-street parking for streets with 40 mph speed limits. The project needs to significantly increase on-site parking.

- Bell Tower

We understand that several communication companies have expressed interest in the use of the proposed bell tower for antennas; yet no mention is made of this in the plan.

- Bell Ringing

The proposed frequency of bell ringing seems to be excessive for a residential neighborhood and should be substantially reduced. They would also be distracting to the nearby public school.

- Neighborhood Compatibility

The surrounding neighborhood is semi-rural residential with mostly ranch or Mediterranean motifs. The ultra-modern proposed design is out of character with surroundings and is more fitting in downtown LA or Las Vegas, not RPV. The structure's mass is much too close to the

intersection and is significantly over-sized relative to surrounding buildings. The height of the sanctuary pad above the street accentuates its prominence in the neighborhood. Re-positioning it in the center of the church property would vastly diminish this issue.

Thank you for your consideration of our concerns.

Kathy & Al Edgerton

**Leza Mikhail**

---

**From:** chhawrb3@aol.com  
**Sent:** Wednesday, June 18, 2008 10:34 AM  
**To:** lezam@rpv.com  
**Subject:** Construction at St. John Fisher Church

CHARLES H. HACK  
5417 VALLEY VIEW ROAD  
RANCHO PALOS VERDES, CALIFORNIA 90275  
310-541-6381

June 13, 2008

**VIA TELECOPIER**  
**-310-544-5293-**  
**AND email lezam@rpv.com**

**LEZA MICHAIL**  
Director of Planning and Zoning  
CITY OF RANCHO PALOS VERDES  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

**RE: Construction at St. John Fisher Church**

**DEAR MS. MICHAIL:**

My family and our neighbors live near the intersection of Crest Road and Crenshaw Boulevard. Neither my neighbors nor my family received public notices of the proposed construction at St. John Fisher Church. Our residence on Valley View Road is well within 500 feet of the proposed construction site, and in light of the non-compliance with the public notice requirement and the negative impact the construction period and resultant structure will have on our use and enjoyment of our residence, we respectfully request that all plans and construction be terminated immediately.

My neighbors and I are concerned that the proposed construction will result in such a large and massive building of 4 to 6 stories and that its location will be overbearing and unsightly. The structure will be visible from inside and outside of our residence and from the front and back yards: A certain invasion of privacy.

We are already asked to tolerate an unacceptable noise level from the service schedules of the church and its school activities. We can already hear the early morning services and activities held throughout the day. The proposed construction will result in a stark

increase in noise, as we understand that there is a plan for a bell tower that would have a bell ringing on the hour from 8:00 am until 6:00 pm. This incessant noise is intolerable in a residential neighborhood.

There is already a traffic problem with the activities at the church and school. There are lines of cars entering and leaving services and school, often causing u-turns at intersections and driveways. Often the parking lot is inadequate and parking spills out onto Crenshaw Boulevard and Crest Road. The proposed construction will greatly exacerbate already unbearable traffic conditions.

The negative impact that the church's proposed construction will have on privacy, noise pollution and traffic concerns will clearly carry over and cause a decline in the value of our real property interests.

Allowing the church to carry out its proposed construction is violative of the basic principles of blending into the surrounding neighborhood and breaks the spirit of good neighbors living harmoniously together. We live in a residential area, not an inner city/commercially zoned area. All that comes together to make our city and our neighborhood so attractive will suffer if the construction is allowed.

We ask that our opposition be noted and that public notice requirements, zoning regulations and common sense are followed.

Very truly yours,

FOR THE HACK FAMILY

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D O N A L D   S C H W A R T Z

**RECEIVED**

JUN 18 2008

June 11, 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275-5391

RE: Conditional Use Permit#96

Revision "D" Grading Permit, Minor Exception Permit and Sign Program for the St. John Fisher Master Plan

Dear Sir:

Your letter of May 31, 2008 indicates that a bell will be rung from a newly built church Steeple that will be 72 feet high. The bell will be rung "intermittently between the hours of 8:00 AM Monday through Saturday and 8:50 AM and 6:00 pm Sunday".

On the second page of the letter it is indicated that your office "has determined that this project will not have a significant effect on the environment".

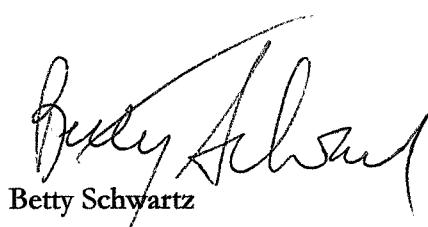
We find nowhere in the letter documentation as to level of sound from the bells, how far the sound will carry etc. The term "intermittently" is remarkable as to the non-specificity as to how often the bell may be rung and for how long.

A study must be performed with a bell hung at the proposed level. The bell should be the expected number of decibels as will be used. If such a study is performed, and the noise level is found to be acceptable, then it can be stated that there is no significant effect. Until then it is speculation and supposition that such a noise will be acceptable, and we oppose such a bell.

Yours truly,



Donald Schwartz



Betty Schwartz

38 SANTA BARBARA DRIVE  
RANCHO PALOS VERDES, CA • 90275  
PHONE: 310/544-1138 • FAX: 310/544-1188

RECEIVED

JUN 18 2008

**DWIGHT J. YODER  
24 SANTA CATALINA DRIVE  
RANCHO PALOS VERDES, CALIFORNIA 90275-6603  
310-541-8529**

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 18, 2008

Mr. Joel Rojas  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Proposed Mitigated Negative Declaration Permit, St. John Fisher Church

Dear Mr. Rojas:

I am a resident of the Island View neighborhood of Rancho Palos Verdes. In this letter, I am submitting my comments and concerns regarding the permit noted above. I did not receive the notice directly as I am apparently not within 500 feet of the subject property. I will have a comment on the distribution of the notice later in this letter.

As a general comment, I support St. John Fisher Church in its efforts to meet the needs of its community. The church is a neighbor, and an asset to the community. I believe the goals of the church could be better accomplished by certain changes in the proposed construction plan.

First, I believe it is inappropriate to permit the construction of an 88 foot bell tower/steeple in close proximity to the edge of the applicant's property, and the intersection of Crest Road and Crenshaw Boulevard. The applicant has stated that the bells will ring "intermittently" throughout the day. Presuming that the sound of the bells will radiate evenly in all directions, the city could map circles showing the areas expected to hear such bell ringing. Regardless of the size of such circles, placement of the bell tower/steeple in the corner of the St. John Fisher Church property results in approximately three fourths of any such "circle of sound" falling outside the church property. As a result, the operation of the bells is not, first and foremost, for the benefit of the church. The bells will be heard primarily by adjacent residents. I am confident a number of such residents will favor you with their views on this matter. I am unable to understand the reasons compelling a church to place a bell tower/steeple on the edge of a large piece of property it controls, and impose the sound of its bells on a community that, to the best of my knowledge, didn't request the benefit of such bells.

Joel Rojas  
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Second, I drive through the intersection of Crest Road and Crenshaw Boulevard almost every day. Such intersection is a 4 way stop. (And, no, I would not support putting a traffic system signal at such intersection.) I can tell you from years of observation that a large segment of the drivers who arrive at this intersection find the concept of waiting their turn, or even knowing if and when it is their turn at a four way stop, is a significant intellectual challenge. Adding an 88 foot bell tower/steeple for motorists to gawk at will provide a distraction that cannot possibly add to traffic safety.

Third, St. John Fisher Church and related church activities cover an enormous amount of land, in comparison to residences in Rancho Palos Verdes. I believe it would be much more appropriate if the applicant placed bell tower/steeple in a more central location on its property. In such case, the "circle of sound" would fall, first and foremost, on church property. The sound would be heard, first and foremost, by those who most desire this benefit.

Fourth, I believe a central location for the bell tower/steeple is a more architecturally compatible placement of such a structure. I am not an architect or designer. But, in my experience, the bell towers I am aware of are placed in the central part of their campuses. As a test of this concept, I would suggest a "disaster test". If, as a result of some disaster, the bell tower/steeple were to fall over intact, would it land entirely on church property? If so, the applicant would have much more defensible position relative to placement of such bell tower/steeple.

Fifth, I think the city of Rancho Palos Verdes needs to exercise extreme care in the permitting of an 88 foot structure. To the best of my knowledge, a structure of this height is unprecedented in the history of the city. The sky tower at Marineland is long gone. The communication tower behind the synagogue of Crestridge Road, and the radar domes (the "golf ball") on Crest Road also predate the formation of the city. This bell tower/steeple will meet this same "405" test the communication tower and the golf ball now meet. It will be visible from the 405 freeway.

In addition, if the applicant is permitted to build a bell tower/ steeple with a height greater than its setback from the property line, other churches may request to do the same. Personally, I would encourage this religious arms race if this bell tower/ steeple is approved. Why shouldn't the three house of worship on Crestridge Road also be permitted to build 88 foot high steeples if they so choose?

Joel Rojas  
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Sixth, I believe the city has failed its citizens by sending notification of the pending construction of an 88 foot tall bell tower/steeple to a small group. As I understand it, this notice was sent only to those within 500 feet of the structure. To the best of my knowledge, residents are not permitted to build new residences higher than 16 feet. Before such construction, a framework of the structure must be erected and all parties within 500 feet must be notified. Thus, there is a requirement for a 500 foot notification circle for a 16 foot structure. By that standard, it hardly seems unreasonable to expect that the pending construction of an 88 foot structure would warrant the notification of all parties within 2,750 feet. In failing to meet this broader standard for notification, I fear the city has created some significant ill will in the community as residents whose eyes tell them they are impacted by this construction received no message from anyone explaining what on earth it is.

As a result, if there is a second round of notifications and hearings, I recommend the city require that notices be distributed to a much broader area surrounding this project.

Thank you for any consideration you may give to my comments.

Sincerely yours,



Dwight J. Yoder

## Leza Mikhail

---

**From:** Yola Gerst [bkrisy1@yahoo.com]  
**Sent:** Wednesday, June 18, 2008 2:46 PM  
**To:** lezam@rpv.com  
**Subject:** St.John Fisher construction

Leza Mikhail  
Planning Department  
Rancho Palos Verdes,

Dear Ms. Mikhail,

My letter is in regard to the proposed construction at St.John Fisher church at the corner of Crest Road and Crenshaw Blvd., in Rancho Palos Verdes.

My family of 4 adults reside at 28829 Crestridge Road, just below St.John Fisher church, so what ever they do, does impact our family.

We are against the ringing of bells at anytime of the day as it is disruptive and annoying, and the excessive height of the bell tower.

Our daughter has fibromyalgia with all of it's side effects...migraine headaches being one. Ringing of church bells will only acerbate the situation, screwy sleep patterns another.

Also, the children at Ridgecrest would be affected by the ringing, hard to study when bells are ringing or talk over the sound.

If the request is granted, how long do you think it will be before all the other churches request to ring bells?

The new sanctuary with the bell tower and cross to reach 88', is excessive.

We are not in medieval times, that we are looking for sanctuary and need a sign to guide us. Unless they are planning on someone staying in the bell tower all the time as a lookout for the enemy. "One if by land and two if by sea".

Driving across Crest Road, that I do quite frequently has a pleasant serene view. We do not care to look at a massive tower and cross, it becomes an eye sore.. It isn't as if the church were in the middle of a lot of tall buildings and hard to find. It's out in the open, no other buildings are in it's line of sight to block it making it hard to find.

Our other concern is the dump trucks and supply trucks traveling up and down Crenshaw Blvd. Crenshaw Blvd., between Crest and Crestridge Road has a bad blind curve going North. Can the trucks going down Crenshaw Blvd. stop in time for the light at Crestridge?

The intersection has always been an accident waiting to happen. We suggest that a flag man be stationed on Crenshaw Blvd., going north, during working hours to flag down the trucks in time for the red light.

Sincerely,  
Yola Gerst

Irwin Gerst  
Sharon Chipman  
Richard Chipman  
28829 Crestridge Road  
Rancho Palos Verdes,  
CA 90275  
310-377-3894

CITY OF RPV  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90274  
Attn: Director of Planning and Zoning and Ms. Leza Michail

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Director of Planning and Ms Leza Michail.

We live on San Clemente Drive in the Island View neighborhood which is in close proximity to St. John Fischer Church.

It has come to our attention that the Church is planning to build a large structure which also includes a tall steeple structure with bells that will ring as undesignated times. The problems with this are several.

1. There is already a current traffic problem. The driveway to the Church, on Crenshaw Blvd., is a traffic issue. The pitch of the steep driveway causes cars to not stop on the driveway ,but to roll out onto Crenshaw Blvd., causing a hazardous situation. Often, especially during Church hours and school drop off and pick up, there are dangerous traffic issues. There are numerous traffic accidents at the corner of Crest Blvd. and Crenshaw Blvd. caused by the increased traffic going and coming to the Church location. We feel the proposed building will only cause this condition to worsen.

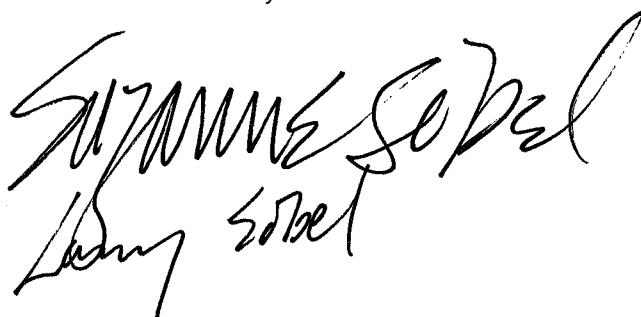
## 2. NOISE

There is already a noise issue with the current Church. The addition of more building and especially a bell tower is an invasion our privacy. Bells ringing during the day is not appropriate for a residential community. IF the Church was located in a commercial area... perhaps the case would be otherwise. WE DO NOT WANT TO HEAR BELLS ALL DAY LONG!

## 3. THE PROPOSED BUILDING OF MASSIVE SIZE WITH A HUGE STEEPLE ETC, IS NOT IN KEEPING WITH THE SURROUNDING AREA.

WE HOPE THE CITY OF RPV WILL CONSIDER THE NEIGHBORS OF THE CHURCH AND KEEP ANY NEW CONSTRUCTION TO SUCH THAT IS CONDUSIVE TO PROMOTING HARMONY TO THE NEIGHBORHOOD  
**CONSIDERING... NOISE, BUILDING SIZE, STEEPLE SIZE AND RELIGIOUS ORNAMENTATION.**

Sincerely,  
Suzanne and Larry Sobel  
23 San Clemente Drive  
Rancho Palos Verdes, CA 90275



*Philip L. Johnson  
5340 Valley View Road  
Rancho Palos Verdes, California 90275  
Tel: (310) 544-9803  
Fax: (310) 544-9843*

**TRANSMITTED VIA FACSIMILE ONLY**

June 17, 2008

Director, Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Attn: Director of Planning and Zoning

Re: St. John Fisher Master Plan: Remodel and Expansion

Dear Sir:

We have resided in the City of Rancho Palos Verdes since June 1986, exactly twenty-two years. All of that time, we have occupied the same home on Valley View Road, which is the street immediately south of St. John Fisher Catholic Church.

In approximately 1994, as we recall, St. John Fisher applied to erect a bell tower equipped with bells that would ring intermittently throughout the day. Through the efforts of our homeowners association (Rancho Crest Homeowners Assn.) and other adjoining associations, St. John Fisher became convinced their plan was not a good idea and abandoned the project.

Now, once again, we face exactly the same problem. St. John Fisher wants to erect a bell tower that will, without a doubt, infringe on the privacy of its neighbors and invade the privacy of the surrounding homeowners by subjecting them to unwanted noise at any and all hours. It is our understanding that absolutely no studies have been conducted of the decibel levels expected to be generated by the bell tower. Such a study should be a requirement of this project. It is also our understanding that St. John Fisher has responded to questions concerning where the noise will be greatest or where the noise will be pointed with only vague answers. When a project of this magnitude is being planned, the concerns of surrounding neighbors must be addressed and answered to their satisfaction.

Unfortunately, it appears that St. John Fisher has attempted to skirt the concerns of its neighbors. In 1994, each and every homeowner on Valley View Road was informed of the application and proposal. As a result, an informed neighborhood

Director of Planning, Building and Code Enforcement

June 17, 2008

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objected to the plan and managed to defeat it. This time around, very few residents on Valley View Road received written notice of the application and plan. As a result, many residents have concluded that this project is being managed in a secretive manner, which is contrary to the city's requirements. One would think that a church, especially, would be interested in being considered a good neighbor. Unfortunately, because of the lack of notice, many on the street have concluded exactly the opposite, i.e., that the project is being rushed through without any consideration of its effect on neighbors. That is truly unfortunate, but that is the result of high-handed tactics.

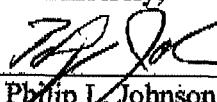
We have reviewed the City of Rancho Palos Verdes Environmental Checklist Form and note that issues related to noise are not given the importance in that form that is expected. One of the major issues related to this project is the effect of the bells on the neighbors. What study was conducted to arrive at the opinions and conclusions expressed in the form? It is apparent that the individual completing the form was more interested in the noise generated during construction than the long-term effects of the bells in a residential neighborhood.

This form states that bells will be rung Monday through Saturday at 8:00 a.m., 12 noon, 5:05 p.m. and 6:00 p.m.; and on Sundays at 8:50 a.m., 10:35 a.m., 12 noon, 12:20 p.m., 4:50 p.m. and 6:00 p.m. How was that schedule selected? What will be the schedule on Christmas, Easter and other special days? Will the bells ring for midnight mass? Will the bells ring for Easter sunrise service? There are simply too many unanswered questions for this project to be approved.

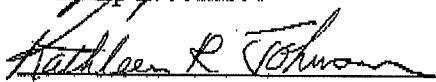
Additionally, the project would decrease the number of parking spaces available at St. John Fisher. As any resident of the area will attest, the Sunday traffic on Crenshaw Blvd., leading down to Valley View Road, is already a major problem. On special days, such as Christmas and Easter, church attendees park on Crenshaw Blvd and on Valley View Road, making entrance and exit extremely difficult for residents of Valley View Road. For that reason alone, additional study of this project must be conducted.

For these reasons, among others -- that we hope to express to the Planning Commission on June 24<sup>th</sup> -- we object to the St. John Fisher project and request that the city deny the conditional use permit requested by St. John Fisher.

Sincerely,



Philip L. Johnson



Kathleen R. Johnson

Arun and Janet Chaudhuri  
19 San Clemente Drive  
Rancho Palos Verdes, CA 90275  
(310) 541-1121

June 16, 2008

Director of Planning, Building and Code Enforcement.  
90940 Hawthorne Blvd.  
City of Rancho Palos Verdes  
FAX 310 544-5293

**Subject: The June 24, 2008 Public Hearing of the St. John Fisher Construction Project & Draft Mitigated Negative Declaration**

Dear Sir:

We received from our homeowner's association a copy of the public notice concerning the Proposed Mitigated Negative Declaration for the St. John Fisher Master Plan. Our home is within the walking distance of the proposed construction, and we are opposed to the massive construction as described in the Master Plan of St. John Fisher on the corner of Crest and Crenshaw Blvd. We request that the construction request be denied immediately and that no further construction take place until and unless the concerns of the nearby residents living near the Church are mitigated and resolved.

To briefly summarize here, the concerns are:

1. **Invasion of privacy.** In a residential neighborhood, a large and massive building that is 4-5 stories high in that location would be overbearing and unsightly.
2. **Noise problem.** Approval of this Master Plan would overwhelmingly increase the noise from St. John Fisher that already exists. The quietness of the neighborhood that we have enjoyed over these long years will be gone forever.
3. **Traffic problem.** Currently there is a traffic problem at the intersection of Crest Road and Crenshaw due to immense growth of residential developments in the past 10 years as well as from parishioners attending services at St. John Fisher. St. John Fisher attendees cause traffic jams, delays and increase potential accidents. Further growth of parking lots for St. John Fisher would definitely have a negative traffic impact on Crest and Crenshaw Blvd. intersection.
4. **Good neighbor policy.** The proposed St. John Fisher building is a massive and intrusive structure that is contrary to the basic concept of blending into the surrounding area with its neighbors and breaks the good neighbor spirit of living together harmoniously. We do not want this negative impact on our residential neighborhood.

We request that this project be stopped until such time the St. John Fischer authorities meet directly with the homeowners near its location, review with them their concerns and limit the project to mitigate their concerns. Ours is a major neighborhood consisting of a complex demographic whose voices should be heard regarding this building project.

Sincerely,

*Janet Chaudhuri & A.K. Chaudhuri*  
Janet and Arun Chaudhuri

CERTIFIED SPECIALIST - TAXATION LAW  
PROBATE, ESTATE PLANNING & TRUST LAW  
THE STATE BAR OF CALIFORNIA  
BOARD OF LEGAL SPECIALIZATION

**DOUGLAS BUTLER**

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

28441 HIGHRIDGE ROAD, SUITE 303  
ROLLING HILLS ESTATES, CALIFORNIA 90274-4872

(310) 265-9999  
FAX (310) 265-4995

June 17, 2008

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JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Joel Rojas  
Director of Planning  
Planning, Building and Code Enforcement  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Opposition to Proposed St. John Fisher  
Master Plan Remodel and Expansion  
Case Number ZON 2007-000492

Dear Mr. Rojas:

I am the owner of the property at 5417 Valley View Road, Rancho Palos Verdes, California 90275. I lived on Valley View Road from 1986 to 2006. The only reason I am not living there now is a medical disability which prevents me from walking up stairs in my home. I intend to return to live there when it is feasible for me.

**I am opposed to the proposed St. John Fisher Church Master Plan Remodel and Expansion for three reasons:**

1. **The Bell Tower Would Create Frequent Invasive Noise.** The bell tower is proposed to have chimes or a bell which will ring intermittently. My home is very close to the proposed sanctuary. The entry door to the sanctuary building and the sound of the bells would be directed toward my house. The ringing of the bells would be heard in my home every time the bells ring.

One reason I purchased the home was its quiet rural location. I remember the first night in the home how quiet it

Joel Rojas  
Director of Planning  
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was compared to my old residence in Los Angeles. That is the reason I have lived in Rancho Palos Verdes for over twenty years. The chimes on the bell tower will create regular and invasive noise, particularly on Sundays, which will disrupt the quiet enjoyment of the adjacent residences located on Valley View Road.

2. **The Proposed Project is Too Big and Would Impair Views.** The proposed bell tower is over 88 feet tall. The property sits 20 feet above the street level. If measured from the street level, the bell tower would be over 108 feet above the street level.

The sanctuary building would be over 48 feet high (68 feet if measured from the street level). **This is four times the height limitation for institutional zones.** The site being 15 to 20 feet above the street level intensifies the height and massiveness of the proposed development.

This proposed development is out of character for the City of Rancho Palos Verdes, California, particularly in this residential location which is totally surrounded by homes and families of many faiths.

This proposed development would have a substantial negative affect on scenic vistas. The sanctuary and bell tower as proposed would significantly impair views. The bell tower and sanctuary are out of character with the neighborhood. The bell tower and sanctuary at one of the highest points on the hill would prominently stick out. It would change the nature of the neighborhood from that of a rural neighborhood to an urban neighborhood. Once constructed there would be no way to mitigate the impaired views. The sanctuary and all buildings should be limited to 16 feet which is the height limitation in institutional zones.

From the survey of churches completed in 1994, there were no bell towers in the City of Rancho Palos Verdes as tall as the proposed bell tower. When you consider the site location of the proposed bell tower it would be 35 feet taller

Joel Rojas  
Director of Planning  
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than any other bell tower in the city. That is almost 50 percent higher than any existing bell tower in the community. (Please see Exhibit A.)

The closest church to St. John Fisher Church is the Community Church at 5640 Crestridge Road. It has a 68 foot bell tower. The church is located in a valley. This church does not use the bells because the bells disturbed the neighbors. (Please see Exhibit A.)

3. **Transportation.** A required one way traffic pattern on the site should be required or entry and exit to the church grounds should be limited to Crest Road only. Traffic currently exits on the site from both the Crenshaw and Crest Road exits. The two streams of traffic then intersect at the intersection of Crest and Crenshaw where they create a traffic jam at the four way stop because the church traffic exiting from two different exits meets again. If the church traffic was one way, the traffic jam at the four way stop would be reduced.

I do not believe any parking waivers should be given. The required parking according to the city code is over 600 spaces. The church currently has only 359 spaces and they want to reduce the required parking to 331 spaces. Yet the new sanctuary will have almost forty percent more seating and they want to reduce the required parking.

**An Environmental Impact Report should be required before any further action is taken on the project.**

An Environmental Impact Report could explore other alternatives to the proposed intense development on the site, the massive building, the view impairment, the traffic and most importantly the noise.

The proposed project will have significant negative environmental impacts. The proposed sanctuary and bell tower may be the tallest building in Rancho Palos Verdes. The proposed building site

Joel Rojas  
Director of Planning  
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is at the crest of the hill. It will significantly affect the scenic views and vistas of the neighborhood. It will change the character of the neighborhood.

The noise from the bells or chimes will have a significant noise impact on the neighborhood. Most other churches adjoining residential property in the city do not have bells. The proposed bells or chimes will ring intermittently at regular intervals as well as on special occasions. Those impacts are more likely to occur in the morning and on Saturday and Sunday and on church holidays throughout the calendar year.

The city has required noise mitigation efforts for construction that prevent construction activity on Sundays due to the noise impact on neighbors. The city has other noise regulations.

There is the issue of cumulative noise as a result of the proposed development. The sanctuary entrance and bells are pointed directly at the adjoining residential homes on Valley View Road. The homes are downhill and the noise is more likely to travel downhill and be intensified. There are no buildings or walls to buffer the noise.

In addition to the bells, the conversion of the old sanctuary to a gymnasium will cause more noise near the homes. The parking lot is being reconfigured to move the cars closer to the adjoining homes. The playground is being moved closer to the adjoining homes. All of these actions will cumulatively cause significant noise which negatively impacts the quality of life of the adjacent residents and the property value of their homes.

The land where the homes on Valley View Road now stand was once owned by the church. If the church had planned for such dense development they would have never sold the property and allowed homes to be built adjacent to the church. If an Environmental Impact Report had been prepared at that time perhaps it would have foreseen the problems where the church property is being densely developed to the detriment of a lovely, quiet residential neighborhood.

Joel Rojas  
Director of Planning  
June 17, 2008  
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The proposed development will cause significant environmental impacts and a mitigated negative declaration is not appropriate. Please order an environmental impact report so the issues can be studied and alternatives explored.

Under the circumstances, an environmental impact report is required under the law of California when there are significant impacts on the environment.

**Alternatives to Proposed Project.**

When the bell tower was previously proposed some years ago on the property, the planning department suggested that the sound be limited to 50 decibels. (Please see Exhibit B.)

The noise from the bells would be limited if no bells or chimes were allowed or a 50 decibel limit were imposed at the property line. If bells are allowed, a continuous monitoring program should be implemented much like a construction noise program where there would be someone to contact twenty-four hours a day to report noise complaints. There should be a sound level limitation so that the sound from the church property will not be heard in the adjoining homes.

In addition to the bells, there will be additional traffic and parking noise, gymnasium noise and playground noise.

There are alternatives to the proposed development which could mitigate some of the negative environmental impact if they were studied, such as a smaller sanctuary. The entrance and exit of the sanctuary could face the intersection of Crest and Crenshaw so that the noise from the bells would be directed towards the traffic and not towards the adjacent residences.

As an alternative, the church could be required to have dense foliage surrounding the site particularly at the Crest-Crenshaw intersection. This would maintain the current neighborhood, hide some of the massive development and buffer some of the sound.

Dense foliage and sound barrier walls on the church property adjoining the Valley View homes could be required. This might shield some of the parking and playground noise.

Joel Rojas  
Director of Planning  
June 17, 2008  
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The city has noise standards for machinery in institutional zones. A city ordinance prevents any construction activity on Sunday to allow residents a day of quiet. The city needs noise standards so that the sound of the bells will not be heard by the adjoining residences. The church bells will ring intermittently on all days, particularly on Sundays when excessive noise is otherwise not allowed.

If the current city ordinances do not have adequate noise regulation, then the city should have a bell tower moratorium until an appropriate noise ordinance is passed and the Planning Commission should put this matter on hold until adequate noise standards can be developed by the City Council.

This project has very significant environmental impacts. It is a massive project. It impairs the vistas and views. There are significant noise issues. There are transportation and parking impacts. The project should not be considered until an environmental impact report has been completed and the city has passed a noise ordinance.

The best alternative is to deny the conditional use permit and not allow additional development to take place.

Very truly yours,



DOUGLAS BUTLER

DB:da:rs

Butler\RentalProperties\ValleyView\  
PlanningCommission4.Ltr-061608

## CUP NO. 96 - REVISION "B" SUPPLEMENTAL ATTACHMENT

CHURCH	HEIGHT OF TOWER	BELLS
<b>RANCHO PALOS VERDES</b>		
Ascension Lutheran Church 26231 Silver Spur	No tower Building 27.5' and the attached cross is 30'	No Bells
Christ Lutheran Church 28850 Western Ave.	73' tower to the top of the cross	Bells not working (normally ring every hour)
Church of Jesus Christ Latter Day Saints 5845 Crestridge	approx. 50'- 60' Tower	No Bells
Pacific Unitarian 5621 Montemalaga	No tower	Carillon inside the church
Peninsula Baptist Church 5640 W. Crestridge	68' tower to the top of the cross and 37' church	Bells not used due to neighbors objection
CUP NO. 96 - Revision "B" St. John Fisher 5448 Crest Road	Proposed 85' tower existing church 36'-6"	Bells proposed
St. Paul's Lutheran 31290 PV Drive West	No tower	No Bells
St. Peter's by the Sea 6410 PV Drive South	approx. 40' tower to the top of the cross (no illumination)	Amplifier system chimes on the hour from mid morning to evening everyday and all day Sundays
Wayfarer's Chapel 5755 PV Drive South	60' tower illuminated all night for ships to navigate (referred to as "God's Candle")	16 Bells ring every 15 min. from 8 am to 9 pm and on special occasions and weddings
<b>PALOS VERDES ESTATES</b>		
Neighborhood Church 415 Paseo Del Mar	No tower	No Bells
St. Francis Episcopal Church 2200 Via Rosa	10' tower	Manual bell rings 5-6 times for Sunday Services

ROLLING HILLS ESTATES		
First Baptist Church of PV 28 Moccasin Lane	No tower	No Bells
Rolling Hills Covenant Church 2222 PV Drive North	65' tower	Fake Bells - Tape and Amplifier system used for weddings and special occasions
Rolling Hills Methodist Church 26438 Crenshaw	60' tower to top of cross and there will be a pencil wide beam of light to shine on the cross (Under Construction)	No Bells
St. Luke Presbyterian Church	No Tower	No Bells

## Exhibit "A"

## Conditional Use Permit No. 96 Revision "B"

St. John Fisher Parish, 5448 Crest Road

1. The elevator shall not exceed 100 sq. ft. in area and shall not exceed in height 36'- 6" as measured from the lowest foundation adjacent to finished grade.
2. The addition to the sanctuary shall not exceed 1,004 square feet in area and shall not exceed 23'- 0" in height as measured from existing grade adjacent to the pad area for the addition.
3. The cross tower shall not exceed 100 square feet in area, and shall not exceed 50'-0" in height, as measured from the lowest foundation adjacent to grade to the top of the tower, and a maximum 15'- 0" high cross may be affixed to the top of the tower, for a maximum combined height of 65'- 0".
4. The structures shall maintain the following minimum setbacks:
  - a. The addition to the sanctuary shall be setback 140' from Crenshaw Boulevard.
  - b. The elevator shall be setback 70' from Crenshaw Boulevard.
  - c. The freestanding cross tower shall be setback 180' from Crenshaw Boulevard.
5. Bells, which shall not be located on the cross tower, or a recorded tape of bells can be used on Sundays only, and special religious holidays (as approved by the Director of Planning, Building and Code Enforcement) between the hours of 9 a.m. to 6 p.m.; and, shall not exceed 50 db as measured at the adjacent residential property lines.
6. Any illumination of the tower shall require a subsequent Site Plan Review application, and shall be subject to the review and approval by the Director of Planning, Building and Code Enforcement. If subsequently allowed, illumination shall not be allowed prior to 8 a.m. and shall not extend past 10 p.m., except for (City permitted) special occasions.

P.C. Resolution No. 94 -  
page 3

7. The roof eaves for the sanctuary addition shall not exceed 4" per each one foot of required setback area.
8. The plans shall substantially conform (with the exception on the height of the bell tower specified above) to the plans submitted to the Planning, Building and Code Enforcement Department on November 9, 1993, and reviewed by the Commission on January 11, 1994.

RECEIVED

**E. Bruce Butler**  
30 Santa Barbara Drive  
Rancho Palos Verdes, CA 90275

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 18, 2008

Director of Planning  
Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

**Re: Proposed Mitigated Negative Declaration  
St. John Fisher Plan**

Dear Sir:

These comments address the inadequacies of the proposed Mitigated Negative Declaration.

(1) A comment period of less than three weeks on such a massive project seems to give the appearance that there is some urgency in approving the project.

(2) A two week frame structure on such a massive project seems to give the appearance that there is some urgency in approving the project.

(3) Declaration Subsection I. c. To suggest that an 18,400 foot building with a height of 48 foot and a 72 foot bell tower on the edge of the property directly opposite residential housing does not present bulk and mass impacts on its face is completely inadequate. It is inadequate to merely state that "to the extent that the building is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts." The Planning Commission should have no choice but to make a finding of bulk and mass impact from such a massive building on the edge of its site. The building could easily be placed along Crest Road where it would have the same dramatic view but would not tower over existing residences.

(4) Subsection I. d. While it is not certain that the external lighting can be contained, the declaration does not address the lighting impact of the building itself.

(5) Subsection XI. a. – c. The conclusion that section c. presents a less than significant impact is simply wrong. There will be a significant increase in ambient noise on a permanent basis both from the ringing of the bell and services in the sanctuary. To compare the times when construction is authorized with when the bells will be ringing is specious. Construction will end; the ringing of the bells will not. If the analogy has any validity then the ringing of bells on Sunday should be prohibited. A determination that the ringing of the bells will be "for a relatively short time" is in the ear of the recipient. The declaration does not address the noise coming from services in the building. Adequate sound proofing must be required so that neighbors are not required to participate in any function in the building.

(6) Subsection XV. f. The conclusion that parking issues present a less than significant impact is also wrong. A nine percent reduction in parking spaces in the face

of a gigantic new building clearly indicates that parking is an issue and its impact must be addressed.

Thank you for your consideration of these comments.

Respectfully submitted,

*E. Bruce Buttis*

June 17, 2008

**RECEIVED**

**VIA FACSIMILE AND HAND DELIVERY**

Mr. Joel Rojas, AICP  
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

JUN 17 2008  
PLANNING, BUILDING AND  
CODE ENFORCEMENT

Re: Comments on St. John Fisher Project  
Your Letter dated May 31, 2008

Dear Mr. Rojas:

This letter is in response to your letter dated May 31, 2008 providing public notice regarding the plan for new construction at St. John Fisher site. As we are one of the property owners most negatively affected by this plan, we appreciate this opportunity to share our most serious concerns and objections.

Our family, including three children, resides at 15 Santa Barbara Drive within the Island View community, and our back yard abuts Crenshaw Boulevard. Our property and home are directly across the street from the present sanctuary and extremely close to the proposed bell tower and new sanctuary. We moved into our home in 1992 and have been good neighbors with St. John Fisher Church for over 15 years. We are Catholic and often attend mass there; two of our children attended school there for some years. Nevertheless, the proposed plan would significantly and adversely affect our right to enjoy our property in ways far beyond anything we expected.

First and foremost, we have grave concerns about the proposed bells. Contrary to the conclusions stated in the initial study, the noise put out by the bells would seriously and adversely affect our right to enjoy our property and would significantly lower our property values. Because our property and home are directly across the street from the existing sanctuary and extremely close to the proposed bell tower, any bell ringing at all, at any decibel level, for any length of time per bell ring, from such a tall structure will be extremely damaging. This damage will be exacerbated if it is permitted to continue for seven days a week, four times a day on weekdays including Saturdays, and six times a day on Sundays as stated in the initial study. And it will be further exacerbated the louder the bells are permitted to play, and the longer each bell is permitted to play.

Disturbingly, the initial study in its present form does not adequately address serious noise issues posed by the proposed bells and requires no mitigation of bell-related noise. At the outset, the initial study acknowledges that the City does not have noise level standards established in either the General Plan or by local ordinance. Moreover, although the initial study states that the noise will be "audible", no proposed decibel levels for the bells specifying location of decibel measurement are included in the initial study, and no studies on the potential adverse effects of the bell noise on the surrounding

residential community are included. In addition, although the initial study states that the bells would ring for “a relatively short period of time”, proposed lengths of time for each bell ring are not included in the initial study, and no studies to evaluate the potential adverse effects of the length of each bell ring on the surrounding residential community are included. This latter point is relevant as some bell programs include songs as well as long series of chimes. Moreover, the fact that the bells would ring on a set schedule would not mitigate the damage caused while they ring. We appreciate that St. John Fisher needs a larger capacity sanctuary and additional facilities to meet its needs, but bells and a bell tower are simply functionally unnecessary to meet these needs. And an “approve now, set standards later” approach to the bells begs the question of the appropriateness of the bells in the first place. We believe that our property and the properties of others will be damaged no matter what standards are established for the bells’ use.

Second, we are concerned about the visual effects of the proposed sanctuary, especially the bell tower. Its sheer mass, bulk, and especially height are far too great for the residential neighborhood in which it would sit, especially the one story homes abutting Crenshaw directly across the street. Because the proposed pad for the project is listed as 15-25 feet above Island View residences, from our property directly across the street from the present sanctuary we would perceive the bell tower as well over 100 feet tall. And because we live directly across the street from the site, the visual impression is exacerbated. Moreover, the tower is sited on the outer edge of the property, on the edge closest to existing homes, including our own, where its size and height are most visible and most affect the surrounding neighborhoods. Although the present plans include landscaping, and fins and other architectural design aspects to ameliorate the mass and bulk issues, they simply do not go far enough. And these measures do not and cannot ameliorate the height of the bell tower at all.

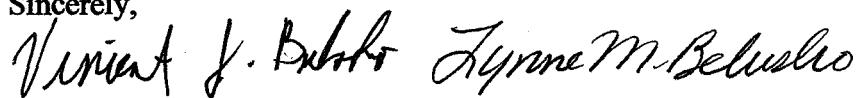
Finally, we have serious concerns about the effects of the plan on the traffic flow in and around our neighborhood. While the traffic study performed by KOA focused on the intersection of Crest Road and Crenshaw Boulevard, and the road segments of Crest Road west of the intersection and Crenshaw Boulevard north of the intersection, it did not address the impact of the project on Crenshaw Boulevard south of the intersection. This is important because, although unintended, conditions resulting from the plan may create traffic hazards. We have been told that there is no plan to prohibit parking on Crenshaw Boulevard south of Crest Road, and that the number of parking spaces planned on the church site have been deemed sufficient to meet the Church’s needs. However, even if true, we are concerned that without a prohibition on street parking on Crenshaw, that street, especially the west side of the street, will turn into a de facto parking lot. First, steps from the street leading up to the church, as well as the existing crosswalks and sidewalks, will invite people to access the church from the street rather than the parking lot. Second, the western side of Crenshaw offers closer, easily accessible parking from Crest traveling east (from the right hand turn lane) and Crenshaw traveling south (from two lanes going straight across the intersection) without having to make a U-turn at the church’s Crenshaw entrance to park on the east side of Crenshaw, or traveling up the driveway to on-site parking.

Unfortunately, this may cause traffic and safety issues. At the northern side of the intersection of Crest and Crenshaw, there are four lanes (see attached drawing); lanes numbered 1 and 2 give access south straight across the intersection. In addition, at the western side of the intersection, a right hand turn lane numbered 3 turns onto Crenshaw heading south. Three lanes therefore feed into Crenshaw south of Crest. If parking is not prohibited on the western side of Crenshaw (marked in red), it could well create a road hazard as the two lanes of traffic approaching south across the intersection could not fit in the one remaining lane. This could be exacerbated by the traffic attempting to merge into the open lane from Crest Road. This situation may also endanger pedestrians trying to cross Crenshaw from west to east to reach the church steps. In addition, lane number 1 is often used by Island View residents as a right hand turn lane to turn into the main Island View entrance without hindering other traffic proceeding south on Crenshaw; if parking is permitted along the west side of the street, residents will no longer be able to do this, and will have to slow down in the main traffic lane to turn right, possibly around parked cars, thus hindering the free flow of traffic from behind. Because Crenshaw south of Crest is the only ingress and egress road for the residents of Countryside, Del Cerro Park, and the homes in neighborhoods at the southern end of Crenshaw, as well as the main entrance for Island View, these potential hazards may interfere with their ability to use Crenshaw.

Finally, we are concerned that the parking will pose a significant noise problem for our property and our neighbors abutting Crenshaw. Our backyard and back property line extend for quite a distance along the west side of Crenshaw directly across the street from the present sanctuary, between the Island View entrance on the south and the corner of Crenshaw Boulevard and Crest Road on the north. We clearly hear the conversations of people walking on the Crenshaw sidewalk while we are inside our home. If people are not prohibited from parking on the west side of Crenshaw, directly outside our property, we will clearly hear all the passengers from all the cars parked along our property line talking, and opening and shutting car doors. Because people are likely to park on the west side of Crenshaw, and because the church offers mass seven days a week, with an expanded schedule on Sunday, we are concerned that this noise problem could substantially and negatively impact our enjoyment of our home and property. For all these reasons, please consider prohibiting parking at least on the west side of Crenshaw Boulevard south of the intersection with Crest Road.

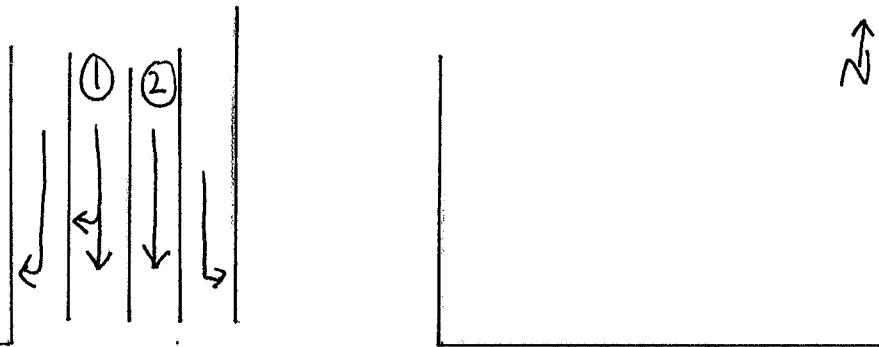
Thank you in advance for your serious consideration of the issues presented here.

Sincerely,

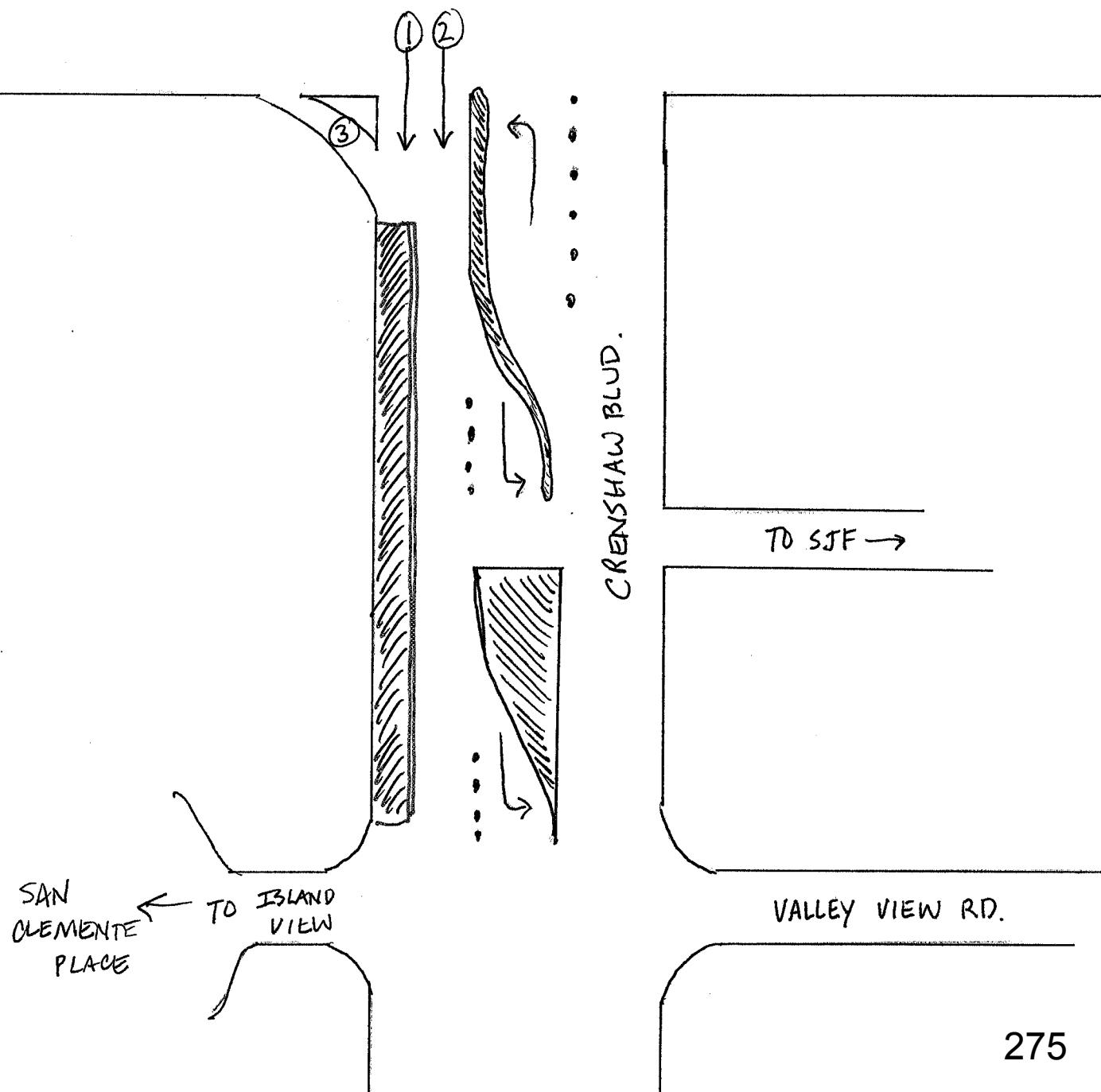
  
Vincent J. Belusko, Esq.  
Lynne M. Belusko

Encl.

INTERSECTION CRENshaw BLUD. AND CREST RD--RPV



CREST RD.



John & Trish Malin

43 Santa Catalina Drive

Rancho Palos Verdes

CA 90275. 310 377 9915

johndmalin@yahoo.com

June 15<sup>th</sup>, 2008

City of Rancho Palos Verdes,

30940 Hawthorne Blvd, CA 90275.

Att. Planning Department.

Subject. St John Fischer Church expansion program

Dear Sir,

I have been a resident of Island View for 17 years and my wife is a past president of the home owner 's association. I am writing to raise some questions about the above project.

We only received notification of this construction informally from our neighbors. This very large project will impact all Island View residents and I would have expected formal notification from the city and certainly more notice to respond than the 18<sup>th</sup> June deadline. What steps will you take to ensure that you have the views of the Island view community and all of the communities within the auditory range of the proposed bells?

There are several areas of environmental concern.

1. The proposed 80 foot bell tower and cross will change the skyline very significantly in an area of outstanding natural beauty.
2. The proposed bells will significantly change the current quiet and peaceful surroundings of the area. How will the auditory impact on the community be measured and environmentally assessed. ? To some churchgoers the, bells might be perceived as a pleasant experience, to homeowners and particularly those with young children, it will be viewed as an invasion of privacy and an inconvenience.
3. Where the cars are expected to park after the church expansion project which intends to both increase church activities (and by implication congregation attendance) and simultaneously

significantly reduce parking spaces? If the answer is Island View, then those homeowners should have full access to the implications and a right of reply to the planners.

When we installed an information booth on Crest and gated Whitley Collins a few years ago, the IVHOA took several years of appropriate application, public hearings etc to get to a solution that met the needs of the city, the residents and the local community. We would expect the city to be at least as discerning with this huge church project which will have a much greater environmental impact than the Island view 10 feet square information booth.

Incidentally some immediate neighbors are loyal congregants of John Fischer and they have expressed to me their real concern on what they described as an unnecessary, environmentally embarrassing and "over the top project".

I look forward to be able to attend a public hearing on this planning proposal.

Yours Sincerely.

John Malin

CHARLES H. HACK  
5417 VALLEY VIEW ROAD  
RANCHO PALOS VERDES, CALIFORNIA 90275  
310-541-6381

June 13, 2008

**VIA TELECOPIER**  
**-310-544-5293-**  
**AND email**

**LEZA MICHAIL**  
Director of Planning and Zoning  
CITY OF RANCHO PALOS VERDES  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90274

**RE: Construction at St. John Fisher Church**

**DEAR MS. MICHAIL:**

My family and our neighbors live near the intersection of Crest Road and Crenshaw Boulevard. Neither my neighbors nor my family received public notices of the proposed construction at St. John Fisher Church. Our residence on Valley View Road is well within 500 feet of the proposed construction site, and in light of the non-compliance with the public notice requirement and the negative impact the construction period and resultant structure will have on our use and enjoyment of our residence, we respectfully request that all plans and construction be terminated immediately.

My neighbors and I are concerned that the proposed construction will result in such a large and massive building of 4 to 6 stories and that its location will be overbearing and unsightly. The structure will be visible from inside and outside of our residence and from the front and back yards: A certain invasion of privacy.

We are already asked to tolerate an unacceptable noise level from the service schedules of the church and its school activities. We can already hear the early morning services and activities held throughout the day. The proposed construction will result in a stark increase in noise, as we understand that there is a plan for a bell tower that would have a bell ringing on the hour from 8:00 am until 6:00 pm. This incessant noise is intolerable in a residential neighborhood.

**LEZA MICHAIL**

Director of Planning and Zoning  
June 13, 2008

Page Two

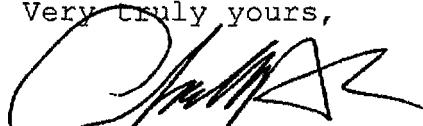
There is already a traffic problem with the activities at the church and school. There are lines of cars entering and leaving services and school, often causing u-turns at intersections and driveways. Often the parking lot is inadequate and parking spills out onto Crenshaw Boulevard and Crest Road. The proposed construction will greatly exacerbate already unbearable traffic conditions.

The negative impact that the church's proposed construction will have on privacy, noise pollution and traffic concerns will clearly carry over and cause a decline in the value of our real property interests.

Allowing the church to carry out its proposed construction is violative of the basic principles of blending into the surrounding neighborhood and breaks the spirit of good neighbors living harmoniously together. We live in a residential area, not an inner city/commercially zoned area. All that comes together to make our city and our neighborhood so attractive will suffer if the construction is allowed.

We ask that our opposition be noted and that public notice requirements, zoning regulations and common sense are followed.

Very truly yours,

  
FOR THE HACK FAMILY

## Leza Mikhail

---

**From:** K333B@aol.com  
**Sent:** Tuesday, June 17, 2008 1:43 PM  
**To:** lezam@rpv.com  
**Subject:** St. John Fisher construction

I live in Del Cerro.

I just heard from a resident of Island View (across the street from St. John Fisher Church) 2 days ago about the proposed construction and was surprised that someone who lived so close had not received written notice from the city, nor had any of the residents of that area. In fact, St. John Fisher is surrounded by communities that would be sorely affected. Why the secrecy and rush to commence?

Since Crenshaw is the only exit out of Del Cerro, I can imagine that every week-end would be like Christmas and Easter with the traffic. There would be a huge loss of parking space on the church premises and so overflow would take up Crenshaw and the surrounding areas. I suppose we'd have to have a traffic light at Crenshaw and Crest.

The ringing of the bell is another annoyance that even parts of Del Cerro would have to bear, to say nothing of the huge structure that would hardly fit in to the surrounding area.

It really bothers me that the city did not get this information out to all involved so that a full discussion of potential problems could be aired. I understand that you put something about it in the paper, but, like many others, I don't get the local paper. I remember getting a written notice in the mail about something going up near what used to be called La Cresta elementary school--- about something that would not affect me in the least. In contrast, the construction at St. John Fisher is much more invasive to the community.

I look forward to attending the meeting on the 24th, but I wanted to register this beforehand. It's a shame more affected people will not have the chance.

Kay Bonanno  
28 Oceanaire Dr.  
Rancho Palos Verdes

---

Gas prices getting you down? Search AOL Autos for fuel-efficient [used cars](#).

Donna Hulbert  
11 Coveview Dr.  
Rancho Palos Verdes, Ca. 90275

Leza Mikhail  
Douglas W. Stern  
Larry Clark  
Thomas D. Long  
Peter C. Gardiner  
Steve Wolowicz  
Stephen Perestam

Bill Gerstner  
Dave Tomblin  
Jim Knight  
Jeffrey Lewis  
Edward A. Ruttenberg  
Paul Tetreault  
Msgr. David A. Sork

Gentlepeople:

I am writing with regard to the proposed construction of the new Sanctuary and additional structures at St. John Fisher. I am a parishioner there, and despite hearing a number of things about the proposed Church and other building for the past couple of years, I must admit I did not fully appreciate the magnitude of the project until I was up there, and saw the silhouette from the parking lot. While I firmly believe that property owners should be allowed to use their property, such use **cannot unreasonably interfere with other property owners' use and enjoyment of their property**. Initially I had a number of concerns about the project, but on further reflection, I realized most of the concerns did not really unreasonably interfere with the use of my property (in Del Cerro). However there are two areas of concern that I believe impact not only the enjoyment of the surrounding residential properties, but also the safety as well.

The first area of my concern is limited to the construction period, and has to do with the delivery of materials and construction equipment that is necessary for this project, and where it will be stored/parked when not in use. In my experience it is often the case that equipment is brought in by large truck, and that equipment and the truck that brought it are parked in the area until the equipment is no longer needed. Often they are parked on the neighboring streets. Years ago I handled a construction litigation case in which 3 people were killed and two severely injured when the car in which they were traveling collided with large construction equipment parked at the side of the road. I happened to be defending the construction company, and as much as it would have helped the defense, I was unable to find any evidence of alcohol involved in the accident. Many years previously a good friend of my sister's had a son who was severely injured (moderately severe brain damage) and his wife was killed, when he hit a parked truck used to haul machinery parked just outside their residential neighborhood. The parking of these large vehicles pose a danger when parked on the street. Crest and Crenshaw are not wide enough for the parking of large vehicles even in broad daylight. They pose a greater risk at night under clear skies, and would become extremely dangerous with the thick fog that often occurs in this area. Clearly parking on Valley View or in Del Cerro would pose an even greater risk. It should be required that the St. John Fisher Parking lot be used for the

equipment, not the neighboring streets. This restriction should include not only vehicles but stationary objects as well, such as dumpsters.

A similar concern has to do with the timing of the delivery of equipment and materials. Crenshaw provides the only ingress and egress for Del Cerro, the houses on Valley View and the two smaller groups of houses next to Del Cerro Park. Island View does have another exit, but would still be impacted, as would those coming out of the Rolling Hills gate. The corner of Crest and Crenshaw is very busy in the early morning hours when people leave for work and kids are going to school. I drive to Soleado and Ridgecrest and note very heavy traffic at the intersection at 7:30 and somewhat heavy traffic at 8:15. I believe the home school currently for this area and Island View is Vista Grande which starts later than Soleado. There should be no deliveries allowed before the traffic is given the chance to clear, probably around 8:45.

Finally with respect to the delivery of the materials, there should be some threshold determination that the trucks delivering the equipment can get up the driveways to the Church parking lot. I am aware that a few years ago a bus tried to go up the Church driveway off of Crenshaw and the front of the bus scraped the driveway and could not make it up the ramp. It was stranded there for a few days over the weekend. If a truck delivering equipment and materials (which would be larger) became similarly stranded, it would effectively cut off traffic flow on Crenshaw headed from Del Cerro to Crest. That would be highly inconvenient for people trying to arrive at work on time. It would be deadly if the lane remained blocked overnight in the fog.

Although requiring the equipment to be stored on the St. John Fisher property may seem restrictive, the bottom line is the costs of the construction should fall on the property owner performing the construction not on its neighbors.

My second area of concern is the probable lack of parking at the Church, not only during the construction phase (with equipment parked in the lot, materials stored on the lot), but also after construction is finished and there is a church with a larger seating capacity and fewer parking spots available. Currently the parking lot at the Church is full and traffic flow congested for the 10:45 Mass. It is also very crowded for the 9:00 Mass. I was surprised when reading the notes with respect to this project that it was thought that the expansion would have little or no impact on the parking. The Church is expanding the seating capacity from 744 seats to 870 and decreasing the parking spaces from 359 to 331.

In reading the Building Code it appears that a **minimum** requirement is 1 space for 3 seats. Although according to this formula there would be enough parking for the seats in the new Church itself, this minimum requirement is not satisfied if one factors in the Religious Education classes going on during the 10:45 Mass for I believe grades K-8. This would conservatively add 150 seats in use during this time which would not satisfy the minimum parking standards. In addition, during 9:00 Mass there are seats currently used for the Children's Liturgy in the auditorium, and I believe child care in the Parish Center. The current parking study does not take into account these seats in use outside

the Sanctuary during Mass. Currently during the school year, although not necessarily during the summer when the Religious Education classes do not meet and people are taking vacations, the parking lot is packed at 10:45 with the existing Church capacity and more available parking spaces. It is not unreasonable to believe that with the seating capacity in the Church increased as is proposed and the Religious education classes meeting during Mass, that the parking will be impacted, such that there is a significant potential for parking along the residential streets in the area.

Crenshaw is already crowded with street parking on Sunday mornings due to the trails in the area. The Del Cerro development and the houses along Valley View should not have to bear the increased parking that the Church may well be unable to accommodate. These streets are not wide. They do not have sidewalks. The residents have every right to enjoy their neighborhood by taking walks (a relatively common occurrence in this neighborhood) on Sunday mornings. They should also be able to do so safely. I think the parking question demands further study. I am not convinced that the current parking study showing the number of spaces used by various Church activities on Sunday approaches accuracy. I am not sure that only minimum guidelines should be used given what can be determined from the current parking situation.

It should also be pointed out that part of the justification for a new Church submitted to the parishioners, was that given the shortage of priests there would need to be fewer masses, which would at least arguably increase the numbers in attendance at a given time. Further, clearly with the expansion of square footage in addition to the new Church and the proposed use of the current Church as a gymnasium, certainly it is envisioned that there will be significantly increased activity at the Church, at least some of it during Sunday Mass, further impacting the parking. During the construction phase the parking concerns are magnified, even if they immediately reconfigure the parking to obtain the 331 spaces.

Again although it may require some further study and some inconvenience for St. John Fisher to adequately address the parking issue, I believe that St. John Fisher should bear the burden of the inconveniences, not its neighbors. I do not know how they can address the problem, but perhaps one way would be to explore the use of the Retreat Center parking lot for the overflow traffic. St. John Fisher and The Daughters of Mary and Joseph surely share an interest in Catholic Mass attendance that individual residents of the nearby neighborhoods do not.

Finally I would like to point out in my experience in handling construction litigation, it seems that the restrictions imposed for construction were routinely ignored by construction company and the party paying for the construction, at the expense of those required to use the nearby streets. To them a fine was a small price to pay. When I spoke with Ms. Mikhail, she indicated that Rancho Palos Verdes usually used a stop work order, rather than a fine. I would urge that the method used have enough "teeth" in it to prevent any inadvertent or intentional violation of the restrictions put in place, and that there would be sufficient "policing of the area" to insure compliance.

These are my primary concerns with respect to the proposed construction, and I believe they are not unreasonable. I am sure others would favor greater restriction. I too am somewhat concerned about the height of the bell tower and the cross of the proposed Church. It seems to me that they "exceed the ridgeline," but I also understand that may be to allow the construction of a signal tower for cell phone companies within the bell tower, which arguably benefits the residents of Rancho Palos Verdes. If the bell tower has to be that high to accommodate such interests, it may make sense to allow it. I can also understand that the cross is the focal point of a church and should be higher. I am assuming that if the bell tower is for the cell tower, the City and the Church will probably reach an agreement such that the Church and the residents both benefit. My understanding is that there is a significant amount of potential revenue involved with the cell tower and presumably some compromise can be reached so that the residents through the City realize some of that benefit.

I thank you for your time and attention in reading of and considering my concerns.

Respectfully submitted,

Donna Hulbert

Michael and Noriko Ozawa  
5234 Valley View Road  
Rancho Palos Verdes, CA 90275

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 16, 2008

Ms. Leza Mikhail, Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275

Re: Proposed Construction at St. John Fisher

Dear Ms. Mikhail:

I am a resident of Rancho Crest Homeowners Association and live on Valley View Road, the street immediately adjacent to St. John Fisher. After reviewing the proposed mitigated negative declaration dated May 31, 2008, I have the following concerns:

Visual Impact: I enjoy the natural beauty of our hillsides. When I approach our street southbound on Crenshaw Boulevard or eastbound on Crest Road, I have a wonderful view of the ocean, trees, and well-kept residences. The height of the bell tower will tower over the tree line, creating a scar on the horizon. The visual aspect will be interrupted by the proposed feature. How disappointing. And, I am stunned that the city is requiring the church to have the silhouette for only two weeks. Why is the city minimizing the amount of time for neighbors to view the silhouette?

Auditory Impact: I am concerned about the decibel level of the bell tones. I do not want my environment interrupted by the chiming of bells. The peaceful sounds of my yard are one of the most pleasing dimensions of my residence.

The bell tower and the ringing of the bell tones will negatively impact our quality of life and our property values.

Sincerely



Michael M. Ozawa

**RECEIVED**

June 15, 2008

**JUN 16 2008**

**PLANNING, BUILDING AND  
CODE ENFORCEMENT**

To : Mr. Stephen Perestam  
Planning Commission Chairperson  
City of Rancho Palos Verdes

Re : Proposed St. John Fisher Construction Project  
Conditional Use Permit #96

Dear Mr. Perestam,

We appreciate your taking the time to read this letter. Our family has lived at 5431 Valley View Road for 27 years, which is located immediately south of St. John Fisher Church.

This letter is in response to the proposed construction at St. John Fisher Church which includes a bell tower with bells ringing intermittently over a 10 hour period, 6 days a week and on Sundays for 9 hours. The ringing of bells, from 8 AM to 6PM Monday through Saturday and 8:50 AM to 6PM on Sunday in our quiet, peaceful neighborhood would be disturbing and intrusive on many levels. Have you given any consideration to those residents who work through the night and go to sleep early in the morning? This early morning chiming of bells shows an insensitivity and total disregard to the neighbors in close proximity to the church.

My next question is why were we first notified of this on June 1, 2008 and given such a short amount of time to respond? I found out from assistant city planner, Leeza Mikhail that this project started in October 2007. The church even asked for an "exemption" not to have to put up a silhouette of the building. This is a requirement of the City of Rancho Palos Verdes. The city did deny their request. However, I wonder why they would not want to let everyone see the outline and height of their project.

Many people are presently on vacation and others who are seriously impacted by and opposed to this planned construction were not even notified.

The immense size of the new church and the location of it will take away from the natural beauty and serenity of our neighborhood. According to the plans there will be less parking spaces on the church property. As it is, the parishioners park along Crenshaw Blvd. and sometimes on our street.

Several real estate brokers advised me that the homes in the neighborhood will be less desirable, and that the property values will drop. Imagine this massive project being built within sight and sound of your home. How would you feel?

A massive cement building with a soaring bell tower, increased traffic, limited parking, and bells ringing randomly everyday will greatly reduce the quality of life that we so enjoy.

Please consider the overall negative effect this project will have on our families surrounding the Church property.

Thank you for your attention to this serious matter, which will affect the quality of our daily life.

Respectfully,

*Joan Olenick  
Stanley Olenick*  
Joan Olenick and Stanley Olenick

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA. 90275  
Attn: Mr. Joel Rojas and Ms Leza Mikhail

June 16, 2008

Dear Mr. Rojas and Ms Mikhail,

We live at 24 San Clemente Dr. and are neighbors of St. John Fisher. We are writing in response to the "PUBLIC NOTICE – PROPOSED – MITIGATED NEGATIVE DECLARATION" we recently received. We have a number of concerns related to their request to construct a project of 34,406 total square feet. In general we feel this project will have a significant negative effect on the surrounding neighborhood. It will clearly impact what is a peaceful residential community.

We have specific concerns related to:

- **The size of the structure in relation to the surrounding neighborhood.**

As seen from the existing flag lines the new structure will tower over the surrounding neighborhood. This appears to impact view lines and may present privacy issues for portions of the neighborhood.

- **The proposed bell tower and comment that they are proposed to ring intermittently between the hours of 8:00am and 6:00 pm Monday through Saturday and 8:50am and 6:00 pm on Sunday.**

This is unreasonable, it creates a noise issue for anyone trying to rest or sleep, especially on weekend mornings. My career often takes me on long trips. When I return home I must recuperate. My children are teenagers involved in demanding honors programs and athletics at school. They also must be given quiet time to recuperate on weekend mornings. The concept of a bell ringing intermittently throughout the day is unacceptable! We live in Rancho Palos Verdes for the peace and quiet we've always found here. Please stop this part of the project.

- **Traffic Problems**

Exiting our neighborhood during busy times at St John Fischer can be difficult. We're concerned that the proposed project will make things worse.

- **Construction related noise and air quality issues.**

We're concerned that a project of this scope will negatively affect our environment through noise and air pollution.

- **Property value**

This project presents significant risk to the property value of the surrounding neighborhood.

This is a peaceful residential neighborhood. In our opinion the proposed project will have a negative impact on our neighborhood. We are opposed to the proposed project and ask that it be stopped immediately.

We also request to be informed of any decisions or actions related to this project.

Sincerely,



Bob Peterson



Kerry Peterson

24 San Clemente Drive  
Rancho Palos Verdes, CA 90275

The Bucher Family  
5327 Valley View Road  
RPV, CA 90275

June 17, 2008

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

***Re: Proposed Construction at St. John Fisher***

Dear Ms. Mikhail,

I am writing this letter on behalf of our family, who lives near this Church on Valley View Road. The purpose of this letter is to call to your attention to our concerns about the apparent plan to construct noise-emitting equipment that might be used to call the Parish to worship or otherwise periodically broadcast sound during the day for other purposes.

Officials of the city of Rancho Palos Verdes should be aware of the following facts before they permit any noise-emitting apparatus to be constructed and operated at St. John Fisher Church:

1. For over 40 years, this Church has flourished without the need for a bell tower to call its parishioners to worship.
2. Over the course of the last several decades, there have emerged numerous communication means for calling the community to worship. These include pagers, mobile phones, express mail services, email, short message services/text messaging, and webmail, to name but a few.
3. Why in this era of inexpensive, abundant communications is it necessary to construct a bell tower to broadcast any type of call or signal escapes us.
4. City officials should carefully consider the rights of residents and local home owners who carefully selected their property based on the over-four-decade-long configuration of a peaceful co-existence of the Church and the local residential area before disrupting this harmony by permitting unnecessary noises that only offer the potential for the City and its esteemed officials to face future headaches, turmoil, and potential costly legal battles.

Respectfully submitted,

  
Laurie Bucher

cc: Joel Rojas; Bill Gerstner; Dave Tomlin; Jim Knight; Jeffrey Lewis; Edward Ruttenberg; Paul Tetreault; Stephen Perestam

**RECEIVED**

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Barbara and Bryan Bergsteinsson  
55 Santa Barbara Drive  
Ranch Palos Verdes, CA. 90275  
6/16/2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA. 90275

Dear Director of Planning and Leza Michall,

We are residents of the Island View community, and neighbors to St John Fisher Church. As such, we strongly oppose the proposed construction at this site on the corner of Crest and Crenshaw. One only needs to drive down Santa Barbara Drive to see how this huge structure will tower over and completely change the atmosphere of our long-established neighborhood.

We feel that this structure will be completely out of proportion in our community. The fact that this is a church is frankly not relevant. Would you allow any other entity to erect such a structure in a residential neighborhood, creating such a permanent impact on our quiet community?

Please consider the impact of this huge structure on our homes and yards as it towers over us. Why does the church feel that such a tall bell tower is necessary? The fact that the church intends to ring bells throughout the day in our quiet community defies logic. It is unfair for us to be asked to relinquish our peace and quiet to a church. This is not a business district, it is a residential community.

Among our concerns are the loss of privacy, noise pollution, the visual impact of such an over-bearing structure, increased traffic, and the loss of our sense of community. It is inconceivable that such an extremely tall structure will not negatively impact the community at its base. We request that the mitigated negative declaration be reconsidered and a true analysis of the proposed structure's impact on it's surrounding be prepared.

We should not allow a church to overshadow our community and permanently damage the quiet environment where we live.

Sincerely,

B. B.

*Barbara Bergsteinsson*

Barbara and Bryan Bergsteinsson

**RECEIVED**

June 1, 2008

JUN 03 2008

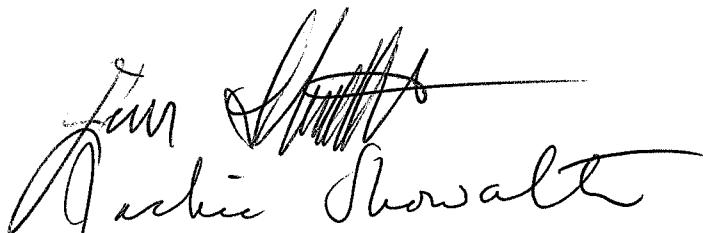
Director of Planning, Building and Code Enforcement  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275-5391

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Planning Commission,

We have a concern about the St. John Fisher Master Plan, and that is the bell tower and specifically the ringing bells. We live directly across the canyon from the church and are retired, which means we will hear the bells very well and often. We object to the added noise, seven days a week, no matter how beautiful. This is a quiet, residential neighborhood, and we hope and pray that it will remain that way.

Sincerely,

A handwritten signature in black ink. The top line starts with 'Jim' and ends with 'Showalter'. The bottom line starts with 'Jackie' and ends with 'Showalter'. The signature is fluid and cursive.

Jim and Jackie Showalter  
7 Crestwind Drive

**RECEIVED**

June 1, 2008

JUN 03 2008

Planning Department  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Re: St. John Fisher (New) Church  
Crest & Crenshaw

Dear Sir/Madam:

I am a parishioner at Saint John Fisher Church. This past week, they put up a silhouette that endeavors to outline the ridge lines of the proposed new church.

I am somewhat familiar with the silhouette requirements and am aware that Rancho Palos Verdes is very explicit in requiring triangular flagging to depict the ridgelines of the proposed structure. Their silhouette uses ribbons, which is expressly deemed as 'not acceptable' by the City of Rancho Palos Verdes.

Since their silhouette does not comply with the written requirements of the Rancho Palos Verdes Planning Department, their silhouette should be rejected until it complies with the strict guidelines published by the City of Rancho Palos Verdes. Thank you.

**RECEIVED**

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Alan M. Weissman  
Chairman & CEO

June 16, 2008  
Lisa Counts  
St. John Fisher Building Committee Chairperson  
5448 Crest Road  
Rancho Palos Verdes, Ca 90275

Re: Meeting at the Planning Commission Office

Dear Ms Counts:

Thank you for your gracious letter of June 10, 2008. I wanted to make sure there are no misconceptions about the meeting that took place on June 9, 2008. The meeting for the Rancho Crest Homeowners Association was one of fact finding at the planning and building department. I had specifically advised Leza Mikhail, The Associate Planner on your construction and building project, when she asked about whether your people should be at the meeting with us, that we needed to find information from her and we would schedule a meeting with the church at a later time. The members of our association were quite surprised when you entered the conference room..

I believe there is a significant misconception of what accomplished at the meeting with the Rancho Crest Homeowners Association and the Church.

Our group does not agree with Monsignor Sork's statement that he was making a major concession to us by providing electronic carillons. We believe that a major concession to your neighbors would be to either have the church only ring the bells inside your sanctuary, reduce the time of the ringing to be more considerate to your surrounding neighbors or eliminate the bell ringing in total,

To answer your statement about "hoping that all of our questions were either answered by the representatives of the church or answered in the negative declarations developed by the city", are incorrect. All of the issues raised by our Homeowners Executive Committee plus Doug Butler and myself (former presidents of the Association) are still there.

I am still concerned that:

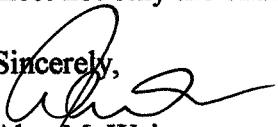
1. The construction will provide for significant noise and traffic problems
2. The new parking configuration which is less than what is called for by code will cause additional problems on Crenshaw Blvd and Valley View Road where your Parishioners currently park on Sunday mornings, even with the current parking numbers in your lots.
3. The church is 45 feet higher than the original structure and will be seen throughout our neighborhoods. It does not blend into the natural look that Rancho Palos Verdes has demanded for its buildings for many years.

4. Your statement about the noise ordinance is correct but creates a situation that may become difficult for your neighbors. To meet with the different homeowners associations and develop a noise recommendation for the city to use on this project would not only be common sense but could enhance good neighbor relationships between all parties. Not to do an independent and impartial study is just asking for difficulty with your neighbors not only behind the church property but on all sides of the church property.
5. To say that the project will be of benefit to the community is an interesting statement. The current environmental study was done internally by the Rancho Palos Verdes Planning and Building Department. To really understand what impact the significant construction and redevelopment of this property will have on the neighborhoods demands a totally independent environmental impact study done by a qualified professional.

We do not ask you to do anything detrimental to the spiritual needs of your parishioners. I think the need for bell ringing to call people to your masses is an outdated necessity. If people in your parking lot need to know when the services are they can look on your website or come into the building. If bells are important to your church then ring them inside the church instead of creating a problem for the neighborhoods that may devalue our property. The church has been on that property for many years and many of the homeowners on Valley View Road have lived in the quiet enjoyment of their property for over 25 years. To endanger that enjoyment and reduce property values is a questionable enterprise.

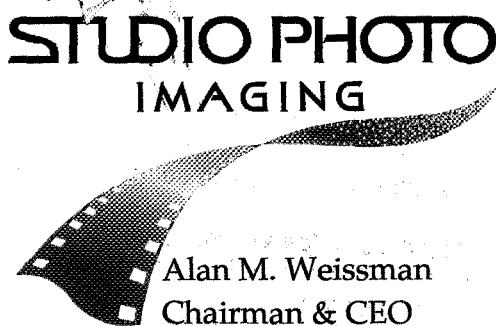
I am still hopeful that we can accommodate the needs of each other but that will come from sitting down and listening to each other in order to work out a compromise that will meet not only the church's needs but also that of the surrounding property owners.

Sincerely,

  
Alan M. Weissman  
Homeowner at 5306 Valley View Road  
Rancho Palos Verdes

Copies:

Msgr David Sork  
David Kurt  
Leza Mikhail, Associate Planner  
Joel Rojas, Director of Planning, Building and Code Enforcement  
Planning Commissioners: Gerstner, Tomblin, Knight, Ruttenberg, Tetreault and Chairman  
Perestam



RECEIVED

JUN 04 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Alan M. Weissman  
Chairman & CEO

June 2, 2008

Rancho Palos Verdes Planning Department  
Planning/Code Enforcement  
Ms Leza Mikhail, Associate Planner  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, Ca 90275-5391

Re: Notice of Proposed Negative Declaration  
Conditional Use Permit #96-Revision D

Dear Ms Mikhail:

I am responding to the Public Notice for the Mitigated Negative Declaration regarding the St. John Catholic Church Construction and Development Project Known as Conditional Use Permit #96-Revision D. I want to thank you for returning my phone call today. I am sure that this process is one that is just beginning for the city and must take into consideration the concerns of the neighborhoods and homeowners adjacent to this development.

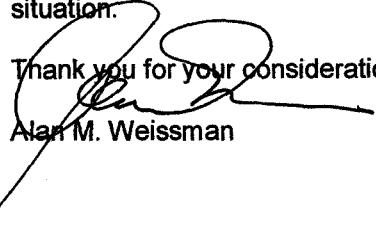
Once again it seems that we have been surprised by St. John Fisher's desires to rebuild their area without any consultation with their neighbors. Let me provide you with a little history of the construction project that goes all the way back to a little before the last major earthquake in Los Angeles. The Church was determined to put in a 100 ft Bell Tower and the bells every hour of the day without concern for the noise to their neighbors. Many of the considerations of that time must be discussed now because once again the Bell Tower project is before the city.

The issues are as follows: 1. There are a number of churches in Rancho Palos Verdes that do not have Bell Towers out of consideration for the surrounding neighborhoods. 2. Last time, the city brought out sound engineers to the St. John Fisher site to check on the noise levels to the surrounding neighbors. It was found that due to the extreme height of the bell tower and the loudness of the bell chimes that the sound cascaded down the back hill and became quite obnoxious to the residents of Valley View Road. The sound seems to bounce off the hill and in fact today you can hear the singing in the present chapel on Sundays. I think that the sound of the chimes and the height of the bell tower are a major problem for the 32 homeowners on Valley View Road. 3. No one from the city or the Church has talked to the homeowners on the street about this project. I find that highly unusual because of the environmental impact the noise would have on these properties and may diminish their sales values in the future. 4. The other issue is the time of the ringing of these bells during the day and during the weekend. Our street contains a large number of professional men and women who do not want to have noise on Saturday or Sunday morning beginning at 8:00 AM on Monday through Saturday and 8:50 AM on Sunday. That is an unreasonable noise on the weekend mornings. 5. The noise from the construction project and the construction equipment on Crenshaw blvd represents significant additional traffic and noise. The time for the beginning of construction should also take into consideration the weekend periods. This is a significant construction project and the noise, dust and traffic must be controlled so as not to hinder the three neighbors in Rancho Palos Verdes as well as Rolling Hills Estates and Rolling Hills.

Studio Photo Imaging, Inc.  
6920 Melrose Avenue, Hollywood, CA. 90038 Tel: 323.935.1223 Fax: 323.857.5699  
[www.studiophoto.com](http://www.studiophoto.com)

The large church on Palos Verdes Drive development has been delayed for years because of less significant issues than these represent. There are more neighborhoods and homeowners involved here than in that instance.

I would suggest a meeting between our homeowners association and the planning staff to discuss this situation.

  
Thank you for your consideration of these serious issues.

Alan M. Weissman

## Leza Mikhail

---

**From:** John Traxler [j.trax5@verizon.net]  
**Sent:** Sunday, June 08, 2008 10:19 AM  
**To:** Leze Mikhail; Edward Ruttenberg; Paul Tetreault; Jeffrey Lewis; Dave Tomblin  
**Subject:** St. John Fisher (SJF) Church Building Proposal

TO: RPV PLANNING COMMISSION

I am a member of SJF community since 1972 (36 years!). I routinely attend 8:00 AM daily liturgies there and of course I attend on Sundays also. In the past I have supported SJF building projects when the administrative offices and school needed growth or upgrading.

The new SJF church proposal has no “need” justification. The proposed new church will be marginally larger (fewer than 100 seats added). Crowding in the present church occurs *only* at Christmas and Easter, times when all Catholic churches are filled to overflowing regardless of size.

The justification for the new SJF church is *image*-based. It’s architectural values are suspect.

Parking will be a *major* problem if the RPV code is to be followed. Any offsite (street) parking will significantly impact traffic. This problem will be felt on Sundays, of course, and on days of significant events, e.g., parish festivals, school events, and large weddings and funerals. Excavation for a new parking structure should *never* be approved.

Traffic will be a lesser problem during the school week. Car pooling is *not* a common practice.

Respectfully,

John Traxler  
4172 Rousseau Lane  
PVP, CA 90274

RECEIVED

JUN 11 2008

June 09, 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

To: Mr. Joel Rojas, AICP  
Director of Planning,  
Building and Code Enforcement  
City of Rancho Palos Verdes

Re: Proposed St. John Fisher construction project  
Conditional Use Permit #96

Dear Mr. Rojas and members of the planning commission,

Thank you for taking the time to read this letter. My pregnant wife, 2-year old daughter, and I live at 17 Santa Barbara Drive, directly across the street from much of the proposed St. John Fisher construction. We moved to the Island View complex 5 years ago for a number of reasons, not the least of which was to raise our children in a quiet residential area (with little to no commercial activity nearby). We were also enthralled with the natural beauty of the area, in which communities seemed to place an emphasis on foliage and views over concrete and buildings. Despite our proximity to St. John Fisher church (and occasional noise from church functions), we have been quite pleased with our choice to this point.

We now, however, are deeply concerned that this proposed project will seriously jeopardize our joy of home ownership in this community. The plans propose an 18,000 square foot sanctuary on the northwest corner of the property, including a 72 foot high bell tower (88 feet with the attached cross), all within approximately 50 yards of our backyard. The structure will have an apparent height of well over 100 feet since the church property is already 20-30 feet higher than our own. The proposal also suggests that bells will ring (at an undetermined decibel level) "intermittently" (also of unspecified frequency) from 8 am to 6 pm. This disturbs us on many, many levels.

We are particularly concerned about the noise impact of this project. Such a large project (34,000 square feet of new building and 10,000 square feet of demolition) will take a considerable amount of time and generate a tremendous amount of noise, much of which will be centered at very close proximity to our house and many other homes. It seems that the church has decided to dedicate its most dramatic construction to the one area of their property that impacts the greatest number of homes. Also, on the noise front, we are deeply bothered by the thought of bells ringing throughout the day every day, especially so close to our home. My wife is due to deliver twins in about a month, and a barrage of noise, initially from construction (starting at 7 AM, according to the proposal), and then from a bell tower, is....well, I think you get you picture.

Another very worrisome impact involves parking problems for our community. As it stands, the church is frequently unable to provide parking for all of its members. The result is often a loss of street parking for the residents (and their guests) of this community. The proposed project actually calls for a *loss* of total parking spots on church property, at the same time as they (seemingly) plan to expand church activities and the number of persons frequenting their property. The plans, with new convenient church entrance from the street, also makes street parking much more attractive to church goers. This is to say nothing of the impact that the numerous vehicles associated with construction work will have on our neighborhood's parking situation.

Lastly, the proposal stands to produce, at best, a marked diminution of our neighborhood's aesthetic appeal. It is clear, from the balloons and framed structure outlining the new sanctuary, that this new building will soon replace trees and sky as the dominant feature of the view from both our backyard and front yard; the same is true for a number of our neighbors. In fact, the structure will be so prominent that we are concerned it might block out a significant portion of the sunlight our backyard receives. That the church would decide to build this brash new structure in the most conspicuous and impacting location (for the area's residents), when they have such an expansive property, is, in my opinion, insensitive at best, even arrogant. Further, those of us who were notified of this proposal by the public notice (dated May 31<sup>st</sup>) were given a ridiculously short window of time to respond (by June 18<sup>th</sup>). Apparently, most of the residents in Island View were provided with no such notice. Frankly, we find the project and the manner in which we were notified to be quite alarming.

My family deeply appreciates your serious consideration of this matter. We implore you to deny the church's request at this time, at least in its present incarnation. Their plans clearly do not take into account the best interests of the community, and it is hard to understand what critical church needs (supposedly met by this project) warrant such disregard for our community's residents.

Respectfully,



Ronald Blond MD, Linda Blond, and Katherine Blond  
17 Santa Barbara Drive  
Rancho Palos Verdes, CA  
90275

cc: Kim Quinn, President, Island View HOA

**Leza Mikhail**

---

**From:** Ian Bisco [ianbisco@cox.net]  
**Sent:** Thursday, June 12, 2008 12:26 PM  
**To:** lezam@rpv.com  
**Subject:** St Jon Fisher Project

I live in the Middlecrest area below St John fisher I would like to get some clarification of the bells ringing situation, are we to be blasted with all kinds if noisy tunes in the hours stated or is it a simple case of a clock chime for noting the hours of time?

It is also unclear to me if the new structure called a sanctuary is to become the new church congregating area where music and singing is to become the norm. Currently in the right conditions we can hear the services from our estate and my concern is if the facility is moving closer to the edge overlooking Middlecrest without the buffer of trees and buildings and maybe a bigger acoustic effect with a larger ceiling height etc, then this may not be something we want to listen too all the time.

Concerned

Ian

RECEIVED

JUN 13 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

*Tom and Betty Coull*

*49 Santa Catalina Drive*

*Rancho Palos Verdes*

*California 90275*

*310-541-2878*

June 11, 2008

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
California 90275  
Att: Planning Department  
Subject: Proposed construction at St. John Fischer Church.

Dear Sir,

As past president of the Island View Homeowners Association and an active participant in the process of obtaining proper authority to place a gate at Whitley Collins entrance and a Guard House at the Crenshaw entrance, this activity that took several years and numerous workshop and council meetings, it is strange that we now find a project of considerably larger scale right on our doorstep with and 18 day notice for responses. This notification was received, not from the city but from a fellow resident within Island View.

The project I am referring to is the expansion of the Church and several other facilities at the corner of Crest and Crenshaw. We also understand that the parking places are going to be reduced and these facilities are going to accommodate more people than they do today. The present number of parking places does not accommodate all of the people that attend church now as on many occasions they have to park on Crenshaw and Crest.

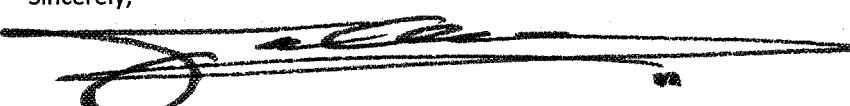
It is understood that there will be bells in the tower that will be playing on a daily bases. What happened to the quite peaceful environment that we enjoy and have done so for many years?

We need to have several meetings and public hearings, like you usually do, so that we can accommodate all of the desires of the residents that would be most directly impacted regarding this development. You certainly have given Mr. Trump nothing but delays and problems with what would appear to be inconsequential impact (ref. American Flag) and here we are not talking about an inconsequential issue.

Please advise as to when we will commence hearings on this issue.

Sincerely,

Tom Coull



RECEIVED

JUN 13 2008

**FRANK LIVOTI**  
5207 Valley View Road  
Rancho Palos Verdes, CA 90275  
livoti@gte.net

PLANNING, BUILDING AND  
CODE ENFORCEMENT

July 11, 2008

**Ms. Leza Mikhail, Associate Planner**  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

**Re: Proposed Construction at Saint John Fisher**

**Dear Ms. Mikhail**

**I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration document dated May 31, 2008, I have the following concerns:**

**Concern about disturbance to the neighborhood that can be caused by bell ringing sounds being to loud.**

**Concern about excessive height of the bell tower which could affect sound being carried to the surrounding neighborhood.**

**We are deeply concerned about these issues as they can impact the quality of life and our property values.**

**Sincerely,**



**Frank Livoti**

**Cc: Director of Planning  
Planning Commissioners  
Chairperson**

RECEIVED

June 10, 2008

JUN 13 2008

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

PLANNING, BUILDING AND  
CODE ENFORCEMENT

*Re: Proposed Construction at St. John Fisher*

Dear Ms. Mikhail,

I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration documented dated May 31, 2008, I have the following concerns:

- Noise pollution
- Unsightly visual impact
- Increased traffic & congestion in the residential neighborhood

We are deeply concerned about these issues as they will impact the quality of life and our property values.

Sincerely,

*Rancho Crest HOA*

cc: Board of Directors  
CMI File

RECEIVED

JUN 13 2008

June 10, 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

***Re: Proposed Construction at St. John Fisher***

Dear Ms. Mikhail,

I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration documented dated May 31, 2008, I have the following concerns:

I would deny the "bell tower project". I don't think it will work

- around this residential area. If the bell constantly rung 7 days a week, it would disturb the community a lot, especially the families with young children, seniors, or unwell people.
- plus the noise will decrease our property value eventually.

We are deeply concerned about these issues as they will impact the quality of life and our property values.

Sincerely,

Rancho Crest HOA

Walter Chang / Julie Chang  
5303 Valley View Rd.  
R.P.V. CA 90275

cc: Board of Directors  
CMI File

RECEIVED

JUN 17 2008

June 10, 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

***Re: Proposed Construction at St. John Fisher***

Dear Ms. Mikhail,

I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration documented dated May 31, 2008, I have the following concerns:

- I am concerned about how many decibels will the bell be produced
- about the height of the tower
- about the parking problem before and after church service

We are deeply concerned about these issues as they will impact the quality of life and our property values.

Sincerely,

*Rancho Crest HOA*



cc: Board of Directors  
CMI File

June 10, 2008

Ms. Leza Mikhail *✓*  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

***Re: Proposed Construction at St. John Fisher***

Dear Ms. Mikhail,

I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration documented dated May 31, 2008, I have the following concerns:

- ① HOW CAN WE ALLOW AN 80' STRUCTURE TO BE ERECTED WHEN WE WOULD NOT EVEN ALLOW THE MACDONALD GOLDEN ARCH AND THE 7/11 SIGN?
- ② WE DON'T MOVE INTO THIS NEIGHBORHOOD TO HEAR BELS RINGING ON SUNDAY MORNING. I'D LIKE TO KEEP MY PEACE AND QUIET.

We are deeply concerned about these issues as they will impact the quality of life and our property values.

Sincerely,

  
Grace S. Wong  
Rancho Crest HOA 5318 Valley View Rd.

cc: Board of Directors  
CMI File

c/c JOEL ROJAS, DIRECTOR OF PLANNING  
BILL GERSTNER, PLANNING COMMISSIONER  
DAVE TOMLIN, PLANNING COMMISSIONER  
JIM KNIGHT, PLANNING COMMISSIONER  
JEFFREY LEWIS, PLANNING COMMISSIONER  
EDWARD ROTTENBERG, PLANNING COMMISSIONER  
PAUL TETREAU, PLANNING COMMISSIONER  
STEPHEN PRESTON, CHAIRPERSON

June 10, 2008

Ms. Leza Mikhail  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275

FAX) 310) 544-5293

*Re: Proposed Construction at St. John Fisher*

Dear Ms. Mikhail,

I am a resident of Rancho Crest HOA and live on Valley View Road. After reviewing the proposed mitigated negative declaration documented dated May 31, 2008, I have the following concerns:

- Noise & traffic Congestion
- Invasion of Privacy by high building
- Exposure to crime due to high traffic to the neighborhood.

We are deeply concerned about these issues as they will impact the quality of life and our property values.

Sincerely,

Rancho Crest HOA



cc: Board of Directors  
CMI File

Robert & Sheena Kim  
5453 Valley View Rd  
R.P.V. CA 90275

  
310 766-2062

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail,

We are the neighbors of St. John Fisher and all live near the intersection of Crest Blvd. and Crenshaw Blvd. We never received any public notices concerning the proposed building construction at St. John Fisher, yet we are within 500 feet of the construction. We are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place.

Please note the following concerns:

- 1) **Invasion of privacy.** In a residential neighborhood, a large and massive building that is 4-5 stories high in that location would be overbearing and unsightly. It would be visible by all nearby residences from inside and outside their residence as well as from their front and back yards.
- 2) **Noise problem.** Previously contested by neighbors successfully, there is already an existing noise disturbance issue. Currently we can hear the early-morning sermons beginning at 7:00 am and any activities that continue throughout the course of the entire day. Allowance of this building would further increase the noise problem that already exists. These noise problems have been unaddressed for the past several years and a new building would definitely amplify these noise problems further. St. John Fisher once again is trying to propose a new addition, and plans to construct a new bell tower that would ring throughout the hours of 8:00 am through 6:00 pm, seven days a week in a residential neighborhood.
- 3) **Traffic problem.** Currently there is a traffic problem due to the large amount of automobiles accessing the St. John Fisher Crenshaw parking lot. Before and after services there is a line a cars entering and exiting the parking lot. When their parking lot is full, St. John Fisher attendees park up and down Crenshaw Blvd. These traffic patterns caused by St. John Fisher attendees results in traffic jams, delays and potential accidents. Allowance of this building would further decrease parking space in their already insufficient parking lots. If St. John Fisher is allowed to construct this additional 20,000 sq. ft. building, the impacted parking on Crenshaw Blvd. will soon invade our own residential streets.
- 4) **Property value loss.** Residences across the street as well as other nearby residences may face potential loss of value to their existing homes due to the potentially large, overbearing, massive and intrusive proposed St. John Fisher structure and resulting noise pollution.
- 5) **Good neighbor policy.** Building such a large, massive and intrusive structure violates the basic concept of blending into the surrounding area with its neighbors and breaks the good neighbor spirit of living harmoniously together. This is a residential neighborhood, not an inner city/commercially zoned area. The proposed St. John Fisher building is massive, unsightly and overbearing; it imposes on nearby residences' right to privacy as well as their right to enjoy the beautiful sights, sounds and amenities that RPV has to offer.

Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

MASARIS /XADARE



39. San Jo Reservoir DR

R.P.V. CA 90275

RECEIVED

JUN 16 2008

6-16-08

City of Rancho Palos Verdes

Director of Planning, Building and Code Enforcement  
30840 Hawthorne Blvd.

Rancho Palos Verdes, California 90274

Attn: Director of Planning and Zoning and Ms Leza Michail

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Director of Planning and Ms Leza Michail,

We are the neighbors of St. John Fisher and all live near the intersection of Crest Blvd. and Crenshaw Blvd. We never received any public notices concerning the proposed building construction at St. John Fisher, yet we are within 500 feet of the construction. **We are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place.**

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

*Gayle Allen*

Gayle Allen  
5367 Valley View Rd.  
RPV (310) 377-6386

6/16/08

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30840 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail;

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Sincerely,

Louis S Smolensky

5366 Valley View

RPV

Louis S Smolensky

WB

No. 80391 P. 1

3103774676

Jun. 17, 2008 8:30AM

311



Mr. & Mrs. Robert Plecky  
8 San Clemente Dr  
Rch Palos Vrd, CA 90275-6601

**City of Rancho Palos Verdes**  
**Director of Planning, Building and Code Enforcement**  
**30940 Hawthorne Blvd.**  
**Rancho Palos Verdes, California 90274**  
**Attn: Director of Planning and Zoning and Ms Leza Michail**

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Sincerely,

RECEIVED

JUN 16 2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michell

Dear Director of Planning and Ms Leza Michell,

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

June & Phil Norman  
Island View Residents

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michall

Dear Director of Planning and Ms Leza Michall,

We are the neighbors of St. John Fisher and all live near the intersection of Cret Blvd. and Crenshaw Blvd. We never received any public notices concerning the proposed building construction at St. John Fisher, yet we are within 500 feet of the construction. We are all opposed to the newly proposed St. John Fisher Building construction on the corner of Cret Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place.

Please note the following concerns:

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Cret Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

Robert L. Lyon 6/16/2008  
28 San Clemente Dr.

**City of Rancho Palos Verdes**  
Director of Planning, Building and Code Enforcement  
30840 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michell

Dear Director of Planning and Ms Leza Michell,

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

Ruth M. Dell & 49 Santa Barbara Dr., Rancho P. V. 90274  
D. J. Dell - SAME ADDRESS  
6-16-08  
315

To:

FAX: 310-594-5293

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michal \*

Dear Director of Planning and Ms Leza Michal,

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely, Marilyn L. Edwards 6/17/08  
THE BERNARD AND MARILYN EDWARDS FAMILY  
30 SANTA CATALINA DR.  
RANCHO PALOS VERDES, CA. 90275  
(LOCATED IN THE ISLAND VIEW COMMUNITY)

P.S. WE LOOK FORWARD  
TO ADDRESSING THIS IN  
PERSON(S) AT THE  
PLANNING COMMISSION  
MEETING ON 6/24/08 TO  
PUBLICLY VOICE OUR  
OPPOSITION TO THIS  
PROPOSED CONSTRUCTION!!!

June 16, 2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30930 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms. Leza Michail

Dear Director of Planning and Ms Leza Michail,

We are the neighbors of St. John Fisher and all live near the intersection of Crest Blvd and Crenshaw Blvd. We never received any public notices concerning the proposed building construction at St. John Fisher, yet we are within 200' from the construction. We are all opposed to the newly proposed St. John Fisher building construction on the corner of Crest Blvd and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place.

Please note the following concerns:

- 1) **Invasion of privacy:** In a residential neighborhood, a large and massive building that is 4-5 stories high in that location would be overwhelming and unsightly. It would be visible from nearby residences from inside and outside their residence as well as from the front and back yards.
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Once again, we are ~~against~~ opposed to the newly proposed St. John Fisher building construction on the corner of Crest Blvd and Crenshaw Blvd. We all request that this construction is stopped immediately and that no further construction take place and we expect to hear from you soon.

Sincerely,

*Judy and Robert Tsai*  
Judy and Robert Tsai

5341 Valley View Road  
Rancho Palos Verdes, CA 90275

RECEIVED

City of Rancho Palos Verdes  
 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
 Rancho Palos Verdes, California 90274  
 Attn: Director of Planning and Zoning and Ms Leza Michail

JUN 16 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

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Sincerely,

Robert F. Rome 6/16/08  
 15 Santa Catalina Drive  
 Rancho P.V. CA, 90275  
 (310) 541-4511

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail,

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Sincerely,



6/17/08

DeWanna Sharp  
5408 Valley View Rd, RPV 90275

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
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6-17-08

Mark Sharp  
5408 Valley View Rd, RPV 90275

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely, Shi-Kaeng Peng & Shu-Tzu Peng  
5315 Valley View Rd. RPV. CA. 90275

*Shi-Kaeng Peng Shu-Tzu Peng 6/16/2008*

# To: Leza Mikhail Planning Dept

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

RECEIVED

JUN 17 2008

Dear Director of Planning and Ms Leza Michail,

PLANNING, BUILDING AND  
CODE ENFORCEMENT

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- Noise  
issue  
of bells  
ringing*
- Traffic  
already  
problem*
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Sincerely,

*Suzanne & Lam Sobel  
23 San Clemente Drive, RPV*

RECEIVED

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michell

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

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Sincerely,

*Min-Po Lin MAI-PO LIN  
5220 Valley View Rd. R.P.V. 6/16/2008*

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
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6/18/2008

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City of Rancho Palos Verdes  
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 Rancho Palos Verdes, California 90274  
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JUN 17 2008

PLANNING, BUILDING AND  
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Sincerely,

William Kester  
 26 malabar  
 R.P.V. 6-17-08

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 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
 Rancho Palos Verdes, California 90274  
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Sincerely,

15 San Clemente Dr., R.P.V., CA  
 RoseAnne Redman 6/17/2008 90275  
 Gerald Redman

JUN

PLANNING, BUILDING AND  
CODE ENFORCEMENT

June 17, 2008

City of Rancho Palos Verdes  
 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
 Rancho Palos Verdes, California 90274  
 Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,

John H.S. Wang  
 Pal - w

23 SANTA BARBARA DRIVE  
 RANCHO PALOS VERDES, CA 90275

ATTN: LEZA MIKHAIL

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

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 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
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Sincerely,

*Julia M*  
 25 SANTA CATALINA  
 RANCHO PALOS VERDES, CA 90275  
 (LUBNA MUTTALIB)

6/16/08

*Julia M*

124PMZ M UTTALIB MD

329

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Milgail

Dear Director of Planning and Ms Leza Milgail,

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Sincerely,

Kevin Lin  
6/17/08

Kevin Lin  
5220 Valley View Rd  
R.P.V.

RECEIVED

JUN 18 2008

06/16/08

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

PLANNING, BUILDING AND  
CODE ENFORCEMENT

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Sincerely,

*R. S. Tsai (owner) Mei-Huei Tsai*  
Robert S. Tsai and Mei-Huei Tsai

5341 Valley View Road  
Rancho Palos Verdes, CA 90275

45 Santa Barbara Rd.  
Rancho Palos Verdes, CA.  
90275

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michall

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Sincerely,

*Leza S. Michall*

JUNE 17, 2008

City of Rancho Palos Verdes  
 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
 Rancho Palos Verdes, California 90274  
 Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail:

RECEIVED

JUN 18 2008

PLANNING, BUILDING AND  
 CODE ENFORCEMENT

FAX 310 544-5293

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Sincerely, Dale Herbrandson

(D. Herbrandson)

31 SAN CLEMENTE DRIVE

R. PALOS VERDES, CA 90275



Mr. & Mrs. Robert Plocky  
8 San Clemente Dr  
Rancho Palos Verdes, CA 90275-6601

**City of Rancho Palos Verdes**

**Director of Planning, Building and Code Enforcement**  
30940 Hawthorne Blvd.

**Rancho Palos Verdes, California 90274**

**Attn: Director of Planning and Zoning and Ms Leza Michail**

**JUN 17 2008**

**PLANNING, BUILDING AND  
CODE ENFORCEMENT**

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Sincerely,

*Robert Plocky 6/14/08*

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Ms. Nancy Hutchinson  
34 Melis Ln  
Rch Palos Verdes CA 90275-5085

JUNE 17, 2008

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Sincerely,

*Nancy Hutchinson*

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

June 16, 2008

Dear Director of Planning and Ms Leza Michail,

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Sincerely,

*Donald Schwartz*  
38 Santa Barbara Dr  
RPV  
310 544 1188

FAX 310 544 5293  
Leza Mitchell  
6/16/08

RECEIVED

JUN 17 2008

PLANNING, BUILDING AND  
CODE ENFORCEMENT

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
20040 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Mitchell

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Once again, we are all opposed to the newly proposed St. John Fisher Building construction on the corner of Crest Blvd. and Crenshaw Blvd. We all request that this construction be stopped immediately and that no further construction take place, and we expect to hear from you soon.

Sincerely,

Francy Dzseny  
5380 Valley View Rd  
RPV CA 90275

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

Dear Director of Planning and Ms Leza Michail,

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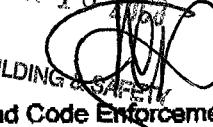
Bretta Beck

Bretta Beck 6/15/08

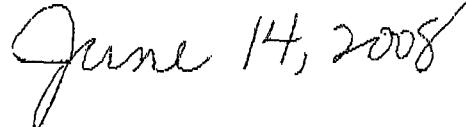
43 Santa Barbara Dr. RV CA 90275

RECEIVED

JUN 16 2008



City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail



June 14, 2008

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Sincerely,

*Mrs. Roni Long & Family  
Santa Barbara Dr. Island View*

310 567-3558

To: Ms LEZA MICHAEL

RECEIVED

JUN 13 2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Dear Director of Planning and Ms Leza Michail,

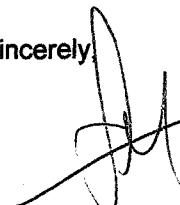
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Sincerely,

  
Gary Long & family  
PO Box 3098  
Palos Verdes Peninsula, California 90274  
(310) 311 3546  
JUNE 11, 2008

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,



Young T. Lim 31 mela Ln RPV CA 90275  
June 17, 2007

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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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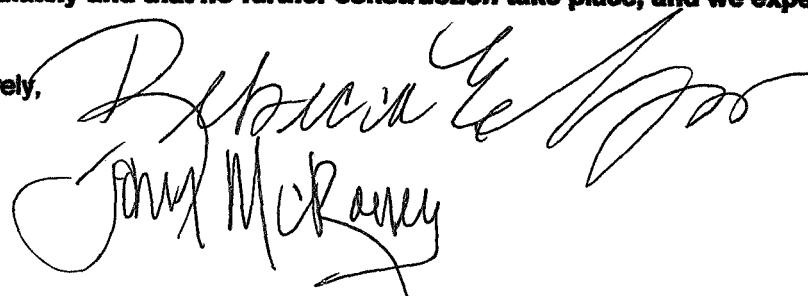
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Sincerely,

  
Debbie LeSage  
John McRaney

35 Melo  
Lane  
RPV  
343  
5/17/08

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,

R. W. Young  
25 Mela Ln

RPV CA 90275

6/17/08

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30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
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Sincerely,

J. J. Ford  
2/8 Melba Ln  
1/2/2017, 2008

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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,

  
S. RICHARD KROWN  
39 MELA LANE  
RANCHO PALOS VERDES, CA 90275  
6/17/08

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,

*Leza Michail*  
5 Mile Lane RV 4275

6/17/08

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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Sincerely,

  
Marshall P. R.  
4 Mels Lane  
Rancho Palos Verdes, CA 90274

City of Rancho Palos Verdes  
Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
Attn: Director of Planning and Zoning and Ms Leza Michail

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6/18/2008

10 Mela Lane RPV CA

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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
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Leza Michail  
30 MECA LN  
RANCHO PALOS VERDES, CA 90275  
6/18/08  
350

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Director of Planning, Building and Code Enforcement  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90274  
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Sincerely,  
*Judie R. Jensen*  
13 Mele Lane  
6/18-08

**Leza Mikhail**

---

**From:** CHARFR@aol.com  
**Sent:** Wednesday, June 18, 2008 3:40 PM  
**To:** joelr@rpv.com; lezam@rpv.com  
**Subject:** St John Fisher Project

Dear Joel and Leza:

I am concerned about the proposed changes and additions to St. John Fisher. In particular the construction traffic, reduced parking when the decreased number of weekend services will attract larger numbers of parishioners at each, and the frequency and volume of the bell

I haven't seen anything indicating where they plan to leave the heavy machinery and materials needed during construction and it would be inappropriate to block Crenshaw, Crest, and our neighborhood streets with these items.

Perhaps I haven't been paying attention, but it seems there has been a lack of information distributed by the Church to the surrounding neighborhoods regarding their plans.

Thank you for listening...

Char French  
Del Cerro resident

---

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

**RECEIVED**

City of Rancho Palos Verdes  
 Director of Planning, Building and Code Enforcement  
 30940 Hawthorne Blvd.  
 Rancho Palos Verdes, California 90274  
 Attn: Director of Planning and Zoning and Ms Leza Michail

JUN 18 2008

PLANNING, BUILDING AND  
 CODE ENFORCEMENT

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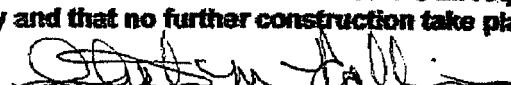
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JUNE 18, 2008

STEPHEN M. ROLLINS  
 36 SANTA CATALINA DRIVE  
 RANCHO PALOS VERDES, CA 90275

## **DRAFT MINUTES**

### **(June 24, 2008 Planning Commission)**

access. He stated that if something is truly infeasible, he would like it to be shown to be so, and not because it is less profitable or less marketable.

Commissioner Tetreault stated there are a number of factors that he needs clarification on, which is why he will support a continuance. In terms of the design of the building, he was concerned with the view impact to the residents on Via la Cima, adding that there is still a significant view impairment to one resident and he was not comfortable sacrificing the view from the one unit for the rest. He stated that he would like to see as much as possible can be done to help the owner maintain as much of the view as possible from 7 Via la Cima.

Vice Chairman Lewis stated that the view from 7 Via la Cima is completely blocked and he cannot support this project as long as that blockage exists. He added that if he has a choice of protecting views of long-term residents versus potential new views to help make a few extra dollars for a real estate developer, he will chose the residents' views.

Chairman Perestam felt there will be some additional relief for views with the elimination or cutting of the trees to the far right and towards the back of the property.

**Commissioner Tetreault moved to continue the public hearing to the meeting of July 22, 2008, seconded by Vice Chairman Lewis. Approved, (6-0).**

## **PUBLIC HEARINGS**

**5. Revision to Conditional use Permit, Grading Permit, Minor Exception Permit, Site Plan Review & Environmental Assessment (Case No. ZON2007-00598): 5448 Crest Road**

Commissioner Tomblin disclosed that he is a member of St. John Fisher Church, and in consulting with the City Attorney on whether or not to recuse himself from this item he was told to consider whether or not he was a paid employee or consultant of the church and/or if he could hear this item without bias. He stated that he is not a paid employee or consultant of the church and assured the Planning Commission that he could hear this item without bias and could make a fair and impartial decision.

Associate Planner Mikhail presented the staff report, giving a brief overview of the proposed project and showed several photographs and renderings. She stated that staff is recommending the Planning Commission direct the applicant to modify the steeple height and continue the public hearing to a future meeting.

Commissioner Knight noted asked staff what type of conditions being suggested to regulate the days and hours the bells can be rung.

Associate Planner Mikhail explained that staff has suggested a number of conditions of approval in regards to the bells. She stated that these conditions include limiting the sounding of the bells to 60 seconds and during the times provided by the applicant.

Conditions also specify that the bells can only be sounded after funerals, before weddings, and during the seven holy days, however at no time can the bells be sounded before 7:00 a.m. or after 7:00 p.m.

Commissioner Knight asked if there is an integrated pest management plan associated with this project.

Associate Planner Mikhail stated that there is not an integrated pest management plan.

Commissioner Knight asked staff to explain the affordable housing in-lieu fee and the process the applicant would go through if they felt they were exempt from this fee.

Director Rojas explained there are options available to the applicant to satisfy the City's affordable housing requirements, however these are issues that will be addressed by the City Council.

Vice Chairman Lewis asked if the proposed bell use was out of step with bells being used at other churches within the City.

Associate Planner Mikhail answered that Wayfarer's Chapel and St. Peter's By The Sea both currently have bells that ring.

Vice Chairman Lewis asked if the applicant has agreed to the conditions of approval regarding the bells set in the staff report.

Associate Planner Mikhail answered that the applicant has agreed to most of the conditions, however they do have questions regarding staff's recommended phasing aspect of the project.

Chairman Perestam asked if there had been any problems or if there was anything unusual with the public notification process.

Associate Planner Mikhail explained the Municipal Code requires notification of the proposed project to members of the public within a 500 foot radius of the proposed project. The applicant provided a certified list of the homeowners and staff sent public notices to these homeowners.

Director Rojas added that one of the purposes of the silhouette is to serve as a type of notice to the neighborhoods, and staff received quite a few phone calls once the silhouette was erected.

**Chairman Perestam opened the public hearing.**

Shelly Hyndman (project architect) stated that she will be addressing the portion of the project that was not supported by staff, namely the steeple height. She reviewed staff's concerns with the height, noting that staff has made the presumption that compatibility

cannot exist without contrast. She noted that Webster defines compatibility as capable of existing together in harmony. Therefore, because something is in contrast does not mean they are incompatible. She stated that the height of the steeple is proportionate to the rest of the sanctuary structure and is essential to providing spiritual, religious identity to the church campus common to institutional icons. She displayed photographs of the steeple at Wayfarers Chapel explaining that it was formational in the design of the St. John Fisher steeple shape and height. She explained that because of the relative pad height as compared to other surrounding properties, anything that is built at this site is magnified in height and visible to surrounding neighborhoods. Regarding institutional uses, she stated that the General Plan encourages Institutional uses and recognizes the role of Institutional uses in meeting the educational, cultural, and welfare needs of the City in efficient, functionally compatible, and attractively planned institutions. She noted that this emphasizes functionally compatible, and does not suggest that an institutional use will blend in with its surroundings, and by its very nature will not look like a house. As such, it should be recognized that the steeple is a church's primary architectural distinction identifying the building as an institution, and this distinction cannot be realized if required to blend in with adjacent residences. Finally, she noted that to provide for an open area design complimentary to the coastal area environment, to increase openness, and diminish the perceived height of the church setbacks in excess of city requirements were provided abutting the new church along Crest Road and Crenshaw Blvd. She stated that the location of the site is compatible with the General Plan, as it is zoned Institutional which allows for churches with a Conditional Use Permit. Furthermore, the location and site design for this property including building a new 1,200 seat sanctuary on the proposed corner predated the City's General Plan and incorporation, therefore it cannot be in conflict with the City's General Plan. She displayed a slide showing the original 1961 master plan for the church. She stated that St. John Fisher cannot succeed in fulfilling the community's voids and General Plan goals if the new sanctuary is not approved to be built in the proposed corner location. Further, the proposed location is the only location that provides for a school campus, playground areas, and the gymnasium all to be located in a manner that does not conflict with vehicular patterns on site, creating unsafe mixing of vehicles and children, as exists on site today.

Commissioner Ruttenberg asked how wide the steeple is on the portion that is above 48 feet in height.

Ms. Hyndman answered that it is no more than 16 feet wide in the area above 48 feet in height.

Commissioner Ruttenberg asked if the 1961 plan indicated a proposed height for a new steeple.

Ms. Hyndman answered that there were no elevations included of the future church in the 1961 drawing.

Commissioner Tetreault noted from the staff report that the church had submitted and withdrew a previous expansion plan in 1994, and asked how this proposal was different, and why the church felt that this proposal would be more accepted by the community than the former proposal.

Ms. Hyndman explained that the church withdrew the 1994 application because they had a sense of urgency to have the project completed by Christmas, and had they gone through with the appeal process that would not have happened. She also explained that the bell tower suggested in the previous drawing was more of an architectural amenity that would be placed on the existing sanctuary building, while in this case the tower is proportional to the new building that is being proposed.

Commissioner Knight asked if there were plans to light the bell tower and cross.

Ms. Hyndman answered that the plan is to provide minimal soft, low incandescent focal lighting to the cross and pedestrian lighting to service egress to the public way. She stated the lights would most likely be on a sensor to turn off a reasonable hour, and staff has conditioned the project to have lights shield away from neighboring properties.

Monsignor David Sork stated he has been the pastor at the church since 1999. He noted that St. John Fisher is the only catholic church on the Palos Verdes Peninsula, and therefore serves a large number of families and community members. He discussed the pre-school at the site, as well as the elementary school and youth program. He also discussed the various outreach programs provided by and through the church. He explained that this new construction project all came about as a need to do something more for the youth in the community and went on from there. He stated that it is not the purpose of the design to increase the membership, just to better serve the needs of the members.

Commissioner Ruttenberg noted that the intent was not to increase the membership, however once this beautiful new church and other structures are built, he asked the Monsignor if he anticipated that there will be more people interested in joining the church.

Monsignor Sork did not know the answer to that question, explaining that what motivated the church to propose this expansion was to meet the needs of the youth and congregation.

Vice Chairman Lewis stated that staff has suggested times and limitations on the bell sounds, and asked the Monsignor if the church was agreeable to those limitations.

Monsignor Sork was agreeable and comfortable with the limitations suggested by staff.

Commissioner Knight asked if the parking for weddings or funerals would be a problem.

Monsignor Sork stated that there are far fewer people in attendance for weddings or funerals than for a Sunday mass, and that parking will not be a problem.

Lisa Counts stated that she is the building committee chairperson for the church. She stated that it has always been the parish's intention to build the church on the corner as proposed in this design, however several other locations on the property were explored when designing this project. However no other location offered the safe mix of vehicles and school children. She explained that the new plan does not require additional parking to be provided, as the current lot has approximately 100 extra parking spaces. She explained that there have been many revisions and many compromises before submitting this final design to the City. She stated that St. John Fisher has been at this location since 1961 and the existing worship space was meant to be temporary and to become a community center, with a new church to be built at the corner as proposed today. She stated that the new church is meant to enhance the community and a visual gift to the intersection of Crest Road and Crenshaw Blvd.

Commissioner Ruttenberg asked if the church will be meeting the minimum required number of parking spaces.

Ms. Counts answered that the church will be meeting the minimum number of required parking spaces, based on concurrent and non-concurrent uses.

Commissioner Ruttenberg asked if he should be concerned with parking in the future, if this new church brings more members of the community out for worship.

Ms. Counts explained that the parish serves the community on the Palos Verdes Peninsula, as other communities have their own parishes. She stated that the parish is not looking to bring worshipers in from other areas, but to enhance the experience for their parishioners.

Associate Planner Mikhail clarified that, based on the varying uses on the property, there are different requirements for parking for each use. Therefore, the actual required parking for the property as it exists today is 462 parking spaces versus what they currently have, which is 359 parking spaces. Additionally, with the proposed uses calculated collectively the Code would require over 600 parking spaces, however staff asked the applicant to prepare a parking analysis based on the parking needs of each use at any given time, which came out to 331 parking spaces.

John Barbieri was in support of the church project. He stated that the proposed steeple is not visible to all of the neighbors in the surrounding neighborhood, nor are there services at 7 a.m. as claimed by some residents. He stated that the church is a good neighbor, and hoped that the decision made by the City is based on facts and laws with little or no distortion.

Joan Olenick stated that her main objection is the bell tower and the ringing bells. She explained the sound comes down from the church into the valley where she lives, and in doing so the sound is intensified.

David Kurt stated that he is the parish administrator at St. John Fisher, and is fully in support of the proposed project. He stated that over 95 percent of the parishioners are from the Peninsula, and they are not looking to draw from other areas.

Philip Johnson stated that only half of the residents on Valley View Road received public notification of this proposed project, and felt that everyone should have received notification, and felt that staff did not send notification to everyone in the 500 foot radius. He didn't think using Wayfarer's Chapel as a comparison was an equal comparison, asking how many Homeowners Associations are within 500 feet of Wayfarer's Chapel. He noted that the building pad for St. John Fisher is 30 feet above Crest Road and 40 feet above Crenshaw Blvd. and that must be taken into account when discussing the height of this proposed building. In regards to Commissioner Tomblin, he stated that the appearance of a conflict is sufficient for one to voluntarily recuse themselves. He added that if any member of the Planning Commission or any staff member even has a family member that attends St. John Fisher, there is a conflict.

Alan Weissman stated that the design is significantly out of proportion with the neighborhoods it is surrounded by. He noted that the philosophy of the City has always been to have its construction blend in to the rural environment. He felt this project will stand out and in no way blend in with the surrounding neighborhoods. He also noted that the bells will ring everyday and will make the noise a problem with the neighborhoods. He noted that the City has no noise policy and there are no restrictions on the church in this permit process, it becomes a detrimental environmental issue to the homes. He also noted that the massive grading will cause excessive noise and dust to the surrounding neighborhoods. He felt that an objective Environmental Impact Report should be prepared to address the issues and the impact to the surrounding neighborhoods.

John Counts stated that he is hearing a lot of fear from his neighbors; fear of the unknown, fear of something new, fear of what they don't understand. He discussed the bell tower and the sound of the bells. He felt that the Planning Commission should look at facts, especially as it applies to sound propagation. He stated that as sound is generated away from the source it decreases exponentially. He asked that the Planning Commission listen to the facts, and not the fear factor as it applies to this project.

John Rewinski stated he is a member of the parish and supports the project. He stated that the parish wants to be a good neighbor, and that it is very important that the neighbors participate in discussions to let the church know their concerns and how these concerns can be mitigated. He stated that this is a church being built, and not a home, and that by nature it will stand out from the neighborhood.

Rick Daniels also felt that this church serves a congregation of a fairly fixed size, and therefore the traffic that exists now will be basically the same as the traffic occurring after the new church is built.

Lori Daniels stated that she is in support of the project. She felt that the current youth services the church offers is inadequate and welcomed the plan at the church. She felt that the proposed gymnasium will not only keep kids occupied and off the street, but will offer services to the seniors of the community.

Yola Gerst stated her concern was with the church bells, how long they will ring, and how loud they will be. She noted that the Mormon church on Crestridge has a bell tower and was concerned that if St. John Fisher were allowed to ring bells, the Mormon church would install bells to ring, as well as all of the other churches on Crestridge and Highridge. She also suggested that during construction a flag man be located on Crenshaw Blvd. near the blind curve to slow traffic down.

Gary Long stated that he and his family live directly across the street from St. John Fisher, and opposes the construction. He distributed a picture taken from his property of the silhouette, and explained this photograph demonstrates what affect the proposed construction will have on his home. He stated that the building will overshadow his property and block out his morning sunlight and bring shade and shadows to his property. He also noted that people will be able to look from the church directly into his backyard, and he will lose his privacy. He stated that currently from his property he can hear the sermons, the music, and the singing from the church, and this will be amplified with the new church. He stated that traffic is an issue, as well as parking. He felt that if this project was really started for the youth, then something for the youth could be built somewhere else on the property.

Rhonda Long stated that she lives directly across the street from the church but never received a notification of the project from the City. She explained that all of her bedrooms in her house are along Crenshaw Blvd. and already hears sermons and noise activities amplified from St. John Fisher. She stated that she opposes any building proposed by St. John Fisher on the corner of Crest Road and Crenshaw Blvd. as it will tower over and shade the property. She also opposed the stairs that lead down to the street. She also did not feel she should be forced to listen to bells ringing several times a day, seven days per week. She asked what merits the approval of this project when so many surrounding neighborhoods will be impacted.

Harrison Long explained that he often works from home, and building a church this close to the street will greatly increase the noise and traffic problems that already exist.

Anthony Wu stated that he is in favor of the project. He noted that a church is a focal building in any community. He felt this project will bring people together. He added that the parish wants to be a good neighbor. He asked that the Planning Commission look at this project objectively and use proper judgment.

Jackie Showalter felt that what the church is trying to do is commendable, however she objected to the proposed bells. She stated that she and her husband are retired and live in their neighborhood because it is quiet, and the ringing of the bells, no matter how beautiful they may sound, is going to add to noise.

Robert Haase stated that the members of the church would like to have a church that they are proud of and that the City can be proud of, and encouraged the Planning Commission to approve the project.

Tommy Draffen stated that he is in support of the project. He stated that the church has been at the present site long before than the Island View development was built and that the traffic generated by the church has not significantly increased over the years.

William Bryon stated that the existing church is more of an assembly hall, as there is not a proper chapel, stations of the cross, and other features that a real church would have. He stated that the congregation would like to create a real place of worship and a real church.

Bryan Bergsteinsson felt that the proposed structure is much too imposing for a residential neighborhood. He added that he has no objection to the desire to build a church on the site, but this design in this location is not appropriate for the neighborhood.

Richard Mahoney stated he is in favor of the project. He felt that words such as massive, towering, and noise pollution are all relative terms. He added that he does not see this church proposal as massive.

Sandra Sanders stated that she is a real estate broker and that in her opinion the value of the homes in the neighborhood will stay the same and the addition of the church will not affect their property values. She felt that the proposed church will enhance the community and no devalue the homes.

George Fink stated that the current church is not functional and is in support of the project. He agreed that the steeple is beautifully dramatic, uplifting, and inviting. Regarding traffic, he stated that he has more trouble getting out of Forrestal Drive onto Palos Verdes Drive South at any time of the day than he does at the peak time use at Crenshaw and Crest.

Karol Plocky explained that the back of her property is across from the driveway at St. John Fisher. She stated that she is in favor of the project, except for the bell tower. She explained that she can see the current balloons from her driveway and when she sits in her backyard. She added that she would not like to hear the bells chiming several times a day, seven days a week.

Noreen Chambers stated that she opposes the bells and the sound of the bells.

Robert Mucha read from the staff report, noting that staff stated the church may have potential impacts on the neighborhoods. He did not feel this was very strong language, and the Planning Commission should take that into consideration.

Robin Rome was pleased to see a community come out to speak in favor and support of their church. She felt that building for youth and building a new church is a wonderful thing, and this church is a beautiful design. She was surprised, however, at the very modern design of the building rather than a traditional Spanish style. She was concerned, however, with the ringing bells. She also suggested the Planning Commission consider lighting at the corner of Crenshaw and Crest, as she felt it is a dangerous intersection at night.

Suzanne Sobel also felt the building of a new church is a wonderful thing, however she was opposed to the modern design of the church. She stated that she would have preferred to see a design more in line with the neighborhood. She stated that she was opposed to the height of the steeple and the bells.

Glenn Burr stated that his children go to St. John Fisher School and that the playground and play area is all concrete, and not very safe. He stated that this new structure will get the cars away from the children, allow for some grass to be planted, and give the children a gymnasium. He didn't think the new church will add to the noise heard by his neighbors, noting that the church and noise were there when they all moved into their homes.

M.A. Bowlus stated that when he moved into his home in 1969 the nearby Lutheran Church would ring its bells, but no longer does. He was disappointed that the bells no longer ring, as he enjoyed the sound of the bells. He stated that the sound of the bells is much more pleasant and doesn't last nearly as long as the sound of the lawnmowers and leaf blowers that are heard throughout the neighborhood daily.

George Walker stated that he is in support of the project and encouraged the Planning Commission to consider approving the project.

Dennis Matthews stated he is in support of the project.

Sean Armstrong explained that the goal of this project was not to reach out to new members, but to address the needs of the parishioners as they exist today, as these needs are not currently being met. He noted that St. John Fisher pre-dates all of the communities that have expressed concern about the project, acknowledging that the concerns are valid concerns. He explained that putting the staircase in front of the church was to make the area more accessible.

Douglas Butler stated that in 1994 a survey of nine churches in Rancho Palos Verdes was conducted, and of those nine churches only two had working bells. One of those churches was Wayfarer's Chapel, which is not near any neighborhoods. He stated that the City has a 50 decibel limitation from the property for noise. He felt that if the bells

are allowed they should be limited to 50 decibel, there should be some type of 24 hour monitoring system in place, and there should be a system set in place for neighborhood complaints regarding the noise.

Vincent Belusko stated that he is a member of St. John Fisher, but is against the bell tower. He stated that his backyard abuts Crenshaw Blvd. and the bell tower will be very much in his view. He explained that when he moved into his home the church was there, however it was not an over-imposing structure and there was no bell tower. He stated that he does not want to listen to bells everyday. He addressed the traffic, noting that the traffic report did not address traffic south of Crest Road on Crenshaw Blvd. He stated that people will be parking on Crenshaw if the stairs are allowed to be built where proposed, and this extra parking on the street will greatly narrow the lanes on Crenshaw. He suggested the area from the intersection of Crest and Crenshaw heading south to the entrance of Island View should be labeled no parking.

Lynne Belusko stated that City records show her building pad is 40 feet below the proposed building pad for the sanctuary and bell tower. Therefore, from her yard the bell tower will be approximately 130 feet high and 16 feet across. She stated that she has read the proposed mitigation measures suggested by staff and, given the 40 foot difference between the pad heights, she still has serious concerns that there will be significant adverse on her property and properties close to her. She questioned if even a significant reduction in the bell tower height will mitigate the bulk, mass, and height seen from her home. She felt that even with the architectural style suggested, because this church is so close to single family, one story homes it will appear massive and out of place. She was not in favor of the bells, and again didn't think the mitigation measures suggested by staff were enough. She noted that there is no decibel level established in the Initial Study and nothing that shows a measurable distance at a certain decibel level at a certain property line, and therefore there is no control on how loud the bells will be. She was concerned with privacy, noting that the columbarium is directly across the street from her house and there is only a 42 inch wall proposed between the columbarium and Crenshaw Blvd. and therefore people will be able to look directly into her yard and house.

Ronald Blond understood the church's desire to upgrade their facilities, however he could not understand why the sanctuary and bell tower had to be so massive and so modern, and so conspicuously placed. He stated that like his neighbor, the structure will tower over his property. He felt that this structure is proposed to be built at the one corner of the property that is by far the most conspicuous and audible to the greatest number of homes and the greatest number of cars. He questioned why the church can't meet the needs of the congregation by placing a new church and bell tower of lesser height located somewhere more centrally on the property.

Dwight Yoder explained that he did not receive a notification for this project, as he is just outside of the 500 foot radius. He felt that when there is a project that is this large, the applicant should be given a list of surrounding homeowners associations and be required to notify all of the residents in those homeowners associations. He felt this

would lead to better relations with the neighbors and make everyone more informed. He added that in the code of ethics for his profession one shall be independent in appearance and fact, and that is a standard of ethics that should be considered when considering whether or not to recuse oneself from this project.

George Abele felt that the most important aspect of this project is the importance to the youth and the needs of the youth at the site.

Maude Landon very much supported the recreation programs and the youth programs run by the church, however she questioned why the church needs to be built right at the corner of Crest Road and Crenshaw Blvd. She felt that the design is exquisite, but questioned why the church could not be placed somewhere else on the over 9 acres of land the church has at the site. She was very concerned with the proposed stairs, noting it will be much more convenient for people to park along the street to walk up to the church. She also noted that parking at the end of Crenshaw Blvd. is currently very congested on the weekends and that the added parking from the church will make for an unacceptable situation.

Leah Crookshanks felt the youth needs more space at the site. She stated that she misses the sound of church bells, and looks forward to hearing them again. She felt this church will be good for the neighborhood and will add much to the community.

Julie Nourayi stated that she is in full support of the project, and did not feel it was too massive or intrusive.

Joseph McGuiness was supportive of the project, and strongly felt that the youth need a place to gather and to play at the site. He asked that the Planning Commission approve the project.

Robert Trujillo did not feel that the membership of the church is going to increase because of the new church, and therefore he did not think that increased traffic would be an issue. He stated that he is in favor of the project.

Ken Dyda stated that he did not realize bells were noise, he thought it was music. He felt that this proposed church design will be a landmark in the City, and noted that the other landmark in the City, Wayfarer's Chapel, has an architectural style that doesn't conform to any other on the entire Peninsula.

Shelly Hyndman (in rebuttal) began by explaining that much of the mature landscaping will remain along Crenshaw Blvd and Crest Road. She addressed the issue of the stairs, and noted that people will not be congregating near the stairs, as the entrance to the church is on the other side of the building and there will be no area to congregate. Regarding some of the noise, she explained that currently there are doors that are often left open during mass, and with the new church that will no longer happen. She also explained that many sites on the property were looked at for the new church, however the placement of the parking lot was a constant issue. She explained that the currently

proposed location of the parking lot was the only area where people will not have to cross through the parking lot to get to different areas of the site, such as the school. She discussed privacy and the concern with the 42 inch wall, and explained that there will also be heavy landscaping in the area to increase the privacy needs of the residents.

Commissioner Knight asked if the congregation would be open to removing the proposed stairs to the sidewalk.

Ms. Hyndman answered that could be taken into consideration.

Commissioner Ruttenberg asked, hypothetically, if given the choice, would the preference be to keep the bell tower in its current location at a lower height, or moved more towards the center of the property and allowed to stay at the current proposed height.

Ms. Hyndman answered that the preference would be to keep it at the present location at a slightly lower height. She stated that it is clearly not practical to have the bell tower in the center of the property. In addition, there are added geotechnical challenges in that location.

Commissioner Ruttenberg asked Ms. Hyndman how she would feel about a chapel 20 feet lower with no bells, but in the exact location currently being requested.

Ms. Hyndman cautioned that there is a point where the height will be lowered to the point that it will no longer even be considered a tower. Regarding the bells, she questioned the Municipal Code language that would back up a decision to not allow bells.

Commissioner Ruttenberg asked how low would be too low for the bell tower.

Ms. Hyndman explained that using Wayfarer's Chapel as the precedent of 74 feet high to the top of the cross, that would still look good on this church. She noted that is 14 feet lower than the current proposal. She felt that anything lower would not work aesthetically.

Commissioner Ruttenberg asked if there was any amount of width that could be reduced on the portion above 48 feet.

Ms. Hyndman stated that it would be easier to take the height down by 14 feet than reduce the width without compromising the function.

Commissioner Ruttenberg asked staff if there is any type of noise ordinance in place when discussing the decibel level of the proposed bells.

Associate Planner Mikhail answered that the City does not have a noise ordinance.

Commissioner Ruttenberg asked if the City had any leeway in conditioning the bells.

Associate Planner Mikhail explained that staff has included a number of conditions, including that there be a six month review after the bells are installed where staff can determine a reasonable level that the bells can ring. However, she was not aware of the limitations regarding the extent of regulation for the proposed bells.

Commissioner Ruttenberg requested that staff consult the City Attorney as to whether or not the City can prevent the church from playing bells as part of their religious ceremonies.

Vice Chairman Lewis asked if construction of Wayfarer's Chapel and St. Peter's by the Sea predates City incorporation.

Director Rojas answered that construction predates the City's incorporation.

Vice Chairman Lewis asked if the Planning Commission can condition the approval so that the church would have to pay or contribute towards a traffic signal at the intersection of Crest Road and Crenshaw Blvd.

Director Rojas explained that to do that, there needs to be a nexus between the proposed project and any increase in traffic that would warrant a traffic signal.

Commissioner Knight asked if there is any type of current condition or City restriction that the church cannot play any recorded music through the P.A. system used for the sound of the bells.

Associate Planner Mikhail answered no and explained that the current conditions only restrict the times and occasions the bells can be played. She also noted that the applicant has indicated that they will be playing a bell sound, and nothing else.

Commissioner Knight referred to the staff report and asked the City's traffic consultant what the "threshold limits required by the City" that were referred to are.

Joanne Itagaki, the City's consulting Traffic Engineer, noted that the City uses the County of Los Angeles traffic impact analysis guidelines, and explained how the information was used in the analysis.

Commissioner Knight referred to the staircase on the plans, noting that people may want to park on the street to utilize the stairs. He asked if an analysis was done of the impact to parking because of these stairs and if parking would be impacted on the street.

Ms. Itagaki was not able to say if parking would be impacted or not, as it would be a matter of whether or not the church members are going to think it's a more convenient place to park, and she could not predict this one way or the other.

Chairman Perestam stated that he would like to better understand the methodology on how the numbers used in the traffic study for the parking analysis were obtained.

Ms. Hyndman stated that the traffic engineer did not do the parking tables. She explained that her office did the parking tables based on the operational access at the property and this was reviewed and approved by the City's Traffic Engineer.

Commissioner Tetreault did not have an objection to the architectural style of the proposed church, and felt the City should try to stay away from trying to achieve a particular look for a church. He agreed with Commissioner Ruttenberg that the City Attorney should be consulted in regards to restricting the use of the bells, as it is part of the religious practice and expression and he did not know if the City had the right to restrict that. He agreed with staff's condition that there be a review period in regards to the bells. After reviewing photographs submitted by neighbors, he was concerned about how imposing the church may appear from the neighboring homes. He noted, however, that there is a difference when standing at a site looking at something and looking at a photograph of something, explaining that there is a different perspective because of the way the camera lens works. He stated that he has not made a decision on how he will vote for this project.

Commissioner Knight agreed that the design presented is quite beautiful, however he had a concern with the tower. He stated that he was very impressed with some of the evidence presented tonight at the meeting in regards to the impact of the tower to neighboring homes, and would like to see the tower lowered in height. He noted that St. Peter's by the Sea is a large church however the pad level is below the street, and in the case of Wayfarer's Chapel the church can only be seen when driving in one direction along Palos Verdes Drive South. He discussed the lighting design, noting that lighting designs are usually done with the lighting facing down to keep the illumination on site. He noted that when the proposed lights face down, they shine on to properties at lower pad elevations below the church. Therefore, he requested the lights have shields so the lighting does not spill out onto the neighboring properties. He agreed with staff's recommendation regarding five year entitlements, and felt that ten years was too long.

Commissioner Ruttenberg stated that the church existed before the surrounding neighborhoods, and that is a valid consideration. He felt that the church has a right to build a new church in the style they desire. He was concerned, however, with the way the structure looms over the neighboring homes. He stated that he went to the church on Sunday to view the parking and traffic situations. He noted that there was very little on street parking and most of the parking lot was being used for parking. However, he was unsure if street parking would be utilized once the stairs are built. He stated that he has not yet made up his mind of many on the issues.

Vice Chairman Lewis also had not made any conclusive decisions. In regards to the design, he agreed that the City should be deferential, as this is not a house being built. However, he does feel that the proposed church tower is too large. He explained that while he could most likely agree with the location of the church, the design of the church, the bells, the traffic, and the parking, he was unsure of the height of the bell tower, and had not made up his mind on this issue.

Chairman Perestam stated that he had no feel for the need of the future church in regards to parking. He felt that the new church will have a major impact on attendance and recommitment to the church. He was also concerned with significant presence of the church, specifically the height. However, he felt there was room for balance.

Commissioner Tomblin explained that, while a member of the church, as a Planning Commissioner he can look at the facts and make a fair and impartial decision. He felt that his participation may also add some insight to the decision, as he is at the site on various Sundays and holidays. He stated that if his participation becomes an issue, or if he feels there is any conflict of interest at any point, or if the Planning Commissioners are uncomfortable with his participation he will recuse himself.

**Commissioner Knight moved to continue the public hearing to the meeting of July 22, 2008, seconded by Commissioner Tomblin.**

Commissioner Tetreault was concerned that the bell tower design is very much integrated with the proportions in the design of the church, and to start chopping down the size of the bell tower might compromise the design. He noted, however, that the architect has indicated there is a little leeway in the height and that the bell tower could be reduced to a size comparable to Wayfarer's Chapel. He also stated that churches are built to be the focal point in a community and therefore it is appropriate for the building to have height and be a building that can be seen. He felt that the Planning Commission should do something tonight to give the architect some indication of how they feel about the height of the church and the bell tower.

Chairman Perestam felt that there was enough information that the Planning Commission should be able to give input on the height of the structure and the steps leading up to the church from the street. However, he didn't think the Planning Commission could go much further on traffic issues without more information.

Commissioner Knight felt that the tower is too large, noting that he was very impressed with the photographic evidence presented by the neighbors which showed how they would be impacted by the tower. He stated that he has seen examples of modern churches which have a more modest design. He did not think it was mutually exclusive to reduce the height of the bell tower and still have a good design on the project.

Vice Chairman Lewis stated that the height of the structure is a problem, and he was not sure he agreed that Wayfarer's Chapel or St. Peters by the Sea are appropriate

benchmarks given their pads and relative locations. He stated that he was comfortable with the proposed stairs leading to the street.

Commissioner Ruttenberg suggested taking a straw vote on the issue of the height in order to give the applicant an idea of where the Planning Commission stands on the issue.

**Commissioner Tetreault offered a substitute motion to conduct a straw vote as to the approval of the proposal of the height of the sanctuary building at 88 feet, seconded by Vice Chairman Lewis.**

**Commissioner Knight withdrew his original motion.**

**The straw vote to approve the proposed height of the sanctuary building at 88 feet failed, (1-4-1) with Commissioners Knight, Tetreault, Vice Chairman Lewis, and Chairman Perestam dissenting and Commissioner Tomblin abstaining.**

Commissioner Tomblin asked the architect if there has been any discussion on lowering the building pad to bring the height of the building down a little lower.

Ms. Hyndman noted that the current design already incorporates lowering the existing grade by two to four feet. She stated that after reading the staff report in which staff was not supporting the height of the bell tower, she has already prepared revised drawings in which the elevation of the church has been lowered by 14 feet and the building has been pulled away from the corner to provide more setbacks to the street. The revision also reduces the footprint of the proposed administration building and sanctuary to facilitate pulling the building away from the corner.

Chairman Perestam felt that viewing the revision would be more appropriate for the next public hearing.

**Commissioner Tetreault moved to continue the public hearing to July 22, 2008, seconded by Vice Chairman Lewis. Approved, (6-0).**

#### **APPROVAL OF MINUTES**

##### **6. Minutes of May 27, 2008**

**Commissioner Tetreault moved to continue the approval of the minutes to July 22, 2008, seconded by Commissioner Ruttenberg. Approved, (6-0).**

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

##### **7. Pre-Agenda for the meeting of July 8, 2008**