PROPOSED NEW SIGNAGE LOCATIONS
**NOTE:**

ALL EXISTING WAYFINDING SIGNAGE ARE TO REMAIN
January 13th, 2016

Ara Michael Mihranian, AICP
Deputy Director of Community Development
City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, CA 90275

Re: Terranea Resort – Meadows Lawn Water Mitigation/Pavers

Dear Ara:

This letter is a request to modify the existing approvals for Terranea Resort to replace approximately 20,000 square feet of existing irrigated lawn located at Terranea's Meadows Lawn with permeable sand set pavers.

The Meadows is used for outdoor functions as an alternative venue for groups staying multiple days. Due to its desirable location and its uniqueness as an outdoor venue, it is treated as a consiercable offering which Terranea provides as a benefit during the peak season months. The Meadows is regarded as a natural extension of meeting space to the outdoors whilst capturing the natural landscape and unparalleled views. In addition, the area provides a distinctive advantage over our competitors in the Southern California group market. This is in contrast to the Ballroom space which has no views and is used as back-up to the same group.

The improvements that will take place consist of brick pavers and inset larger decorative stone pavers consistent with existing pathways and hardscape areas. In order to soften the area, four trees area proposed at the outside perimeter and welcome the entrance of the pathway to the hotel. Lighting will mimic the current pathway lighting and will provide a safety element at night. A formal lighting package will be added for review prior to permit issuance. It is our hope to also install tent anchors during the improvements so a tent could be readily be installed and dismantled swiftly.

We believe that this minor modification to the approvals will also provide significant benefits to the City and to the Resort by reducing the Resort's water usage while also enhancing the use by groups of the Resort.
While it is not intended to change the currently permitted activity or use approved by the City, the modification is intended to reduce turf area which has become unsightly due to the current mitigation efforts and thereby allow events to occur on the Meadows lawn area in all-weather conditions.

Outdoor events are currently allowed per Condition 41 (b) of the City of RPV - Terranea Conditional Use Permit:

The Resort Hotel may conduct outdoor events, in compliance with the following standards:

i. Amplified Sound, whether recorded or live, shall be permitted during the hours set forth in (iii), and speakers for amplified sound shall be, oriented towards the ocean away from surrounding properties.

ii. No outdoor spot-lights, neon lights, or other specialty lighting shall be permitted to shine into the sky, habitat areas, or onto neighboring properties, except during the hours set forth in (iii).

iii. Hours for (i) and (ii) use: Sundays through Thursdays 8:00 am to 10: Fridays and Saturdays 8:00 am to midnight.

To alleviate any concerns the City may have regarding the impact of this request on parking conditions at Terranea, we emphasize the sole purpose of the Meadows lawn use is to complement usage of the interior banquet space, and lawn use is limited to a single in-house group that has acquired a hotel banquet room. For instance when a large group holds a meeting or event at the hotel’s main ballroom, Terranea will occasionally use the Meadows lawn to accommodate the group’s meal service. Once the meal service is completed, the guests return to the main Ballroom. This mitigates the impact that would otherwise result from the time it takes to break down and set up again for food service and the time devoted for an outside vendor to set-up and break-down temporary a tent structure and platform.

We are confident that the Meadows and interior Ballroom will only be used by one in-house group at a time, thus providing alternative venues for that single group.

To support this statement, we are providing an exhibit which shows the confirmed bookings on the Meadows for the years 2015 and 2016. In every case, the groups and events shown are using the Ballroom and Meadows lawn concurrently.
The only exception to this is up to four events hosted by the resort specifically for the community in which the Ballroom would be blocked for no-sale to groups and events. These dates would fluctuate and booked according to the Resort's lowest occupancy with employee parking held off-site.

Community Focused Outdoor Events on the Meadows:

1. Shakespeare by the Sea
2. Music on the Meadows
3. Celebration of Food and Wine
4. Freedom for You

Additionally, in order to demonstrate and ensure that the Meadows usage is not simultaneous with a separate group booking of interior banquet space, Terranea would share confirmed banquet booking reports with the City of RPV and the California Coastal Commission upon their request at any time. Terranea requests this review to be in person and confidentiality of groups/persons booked to remain intact.

We appreciate your assistance in processing this approval. Should you have any questions or require any additional materials or explanation, please contact me so that we may respond as needed.

Thank you.

Sincerely,

[Signature]

Philip Martiens
Director of Design & Capital Projects
Terranea Resort

[Signature]

Terri A. Haack
President
Terranea Resort

cc: Todd Majcher- Lowe Enterprises/Vice President