



MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: JOEL ROJAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR
DATE: APRIL 5, 2011
SUBJECT: BORDER ISSUES STATUS REPORT
REVIEWED: CAROLYN LEHR, CITY MANAGER
Project Manager: Kit Fox, AICP, Associate Planner

RECOMMENDATION

Receive and file the current report on the status of Border Issues.

EXECUTIVE SUMMARY

This month's report includes:

- A report on the preparation of the traffic study for the revised *Ponte Vista* project in Los Angeles (San Pedro);
- A brief update on the proposed *Chandler Ranch*/Rolling Hills Country Club project in Rolling Hills Estates and Torrance;
- A final report on the revised proposal for the expansion of Rolling Hills Covenant Church in Rolling Hills Estates; and,
- A brief update on the status of the proposal for stadium lights at Palos Verdes Peninsula High School in Rolling Hills Estates.

BACKGROUND

The following is the regular bi-monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

http://palosverdes.com/rpv/planning/border_issues/2010/20110405_BorderIssues_StatusRpt.cfm

MEMORANDUM: Border Issues Status Report

April 5, 2011

Page 2

DISCUSSION

Current Border Issues

Ponte Vista Project at Former Navy Housing Site, Los Angeles (San Pedro)

On February 24, 2011, the Planning and Land Use Committee of the Northwest San Pedro Neighborhood Council (NWSPNC) received a presentation on the preparation of the new traffic study for the revised, 1,135-unit *Ponte Vista* project. The developer's traffic consultant reviewed the methodology to be employed in the preparation of the report, including the gathering of new traffic count data in Fall 2010; the new trip-generation assumptions to be used for the project; and the addition of several more study intersections (based upon public comments on the traffic study for the previous proposal), including Western Avenue and Peninsula Verde Drive. Attached are draft figures and tables summarizing the related projects to be included in the cumulative projects analysis; weekday and Saturday traffic counts conducted in 2010; and the trip-generation assumptions for the revised, 1,135-unit proposal. A follow-up session to present preliminary traffic study results to the Planning and Land Use Committee was tentatively scheduled for March 31, 2011. Staff will continue to monitor this project in future Border Issues reports.

Chandler Ranch/Rolling Hills Country Club Project, Rolling Hills Estates and Torrance

On January 31, 2011, the Rolling Hills Estates Planning Commission was scheduled to continue its deliberations on the *Chandler Ranch/Rolling Hills Country Club* project. However, the project applicant requested a continuance to allow additional time to resolve issues with the equestrian community (see attached Staff report and *Daily Breeze* article). The public hearing was continued again to April 4, 2011.

On March 8, 2011, the Rolling Hills Estates City Council met in a special joint session with the Park and Activities Commission and the Equestrian Committee to discuss possible means to offset the loss of the horse overlay and a proposed equestrian trail on the project site (see attached list). The project developer is proposing to guarantee \$2 million in equestrian-related improvements elsewhere in the City of Rolling Hills Estates if it is relieved of the obligation to comply with the horse overlay and construct an equestrian trail (see attached *PV News* article of March 10, 2011). Overall, the developer's proposal has received a favorable response so far. Staff will continue to monitor this project in future Border Issues reports.

Rolling Hills Covenant Church Expansion Project, Rolling Hills Estates

On January 31, 2011, the Rolling Hills Estates Planning Commission adopted a resolution recommending approval of the revised Rolling Hills Covenant Church project to the Rolling Hills Estates City Council. After being postponed from February 8, 2011, at the applicant's

MEMORANDUM: Border Issues Status Report

April 5, 2011

Page 3

request, the City Council subsequently granted approval of the project on February 22, 2011. Copies of the Planning Commission and City Council Staff reports are attached. Staff will remove this project from future Border Issues reports.

Peninsula High School Stadium Lights Proposal, Palos Verdes Peninsula Unified School District/Rolling Hills Estates

At its regular meeting of January 27, 2011, the School Board received an informational item regarding the stadium lights proposal for Peninsula High School (see attached *Daily Breeze* and *PV News* articles and Staff report). As discussed in the Staff report, the purpose of agendaizing this matter was to “re-state and clarify action taken at the July 22, 2010, Board of Education meeting that authorized the Palos Verdes Peninsula High School Stadium Lights Steering Committee to raise limited funds in order to develop necessary plans, documentation, and estimated costs for the installation of stadium lights at Palos Verdes Peninsula High School.” At the meeting, several residents surrounding the campus expressed their continued objections to this proposal. Based upon comments attributed to project proponents in the attached *PV News* article, an Environmental Impact Report (EIR) will be prepared once fundraising has reached \$250,000. Staff will continue to monitor this project in future Border Issues reports.

New Border Issues

There are no new Border Issues on which to report at this time.

Attachments:

- Draft figures and tables from the *Ponte Vista* traffic study
- RHE PC Staff report for the *Chandler Ranch/Rolling Hills Country Club* project (dated 1/31/11)
- *Daily Breeze* article regarding the *Chandler Ranch/Rolling Hills Country Club* project (published 2/2/11)
- *PV News* item regarding equestrian issues and the *Chandler Ranch/Rolling Hills Country Club* project (published 3/3/11)
- List of “Proposed City-Wide Equestrian Improvements” related to the *Chandler Ranch/Rolling Hills Country Club* project (dated 3/8/11)
- *PV News* article regarding equestrian issues and the *Chandler Ranch/Rolling Hills Country Club* project (published 3/10/11)
- RHE PC Staff report for the *Rolling Hills Covenant Church* project (dated 1/31/11)
- RHE CC Staff report for the *Rolling Hills Covenant Church* project (dated 2/8/11)
- *Daily Breeze* article regarding the *Rolling Hills Covenant Church* project (published 2/10/11)
- RHE CC Staff report for the *Rolling Hills Covenant Church* project (dated 2/22/11)

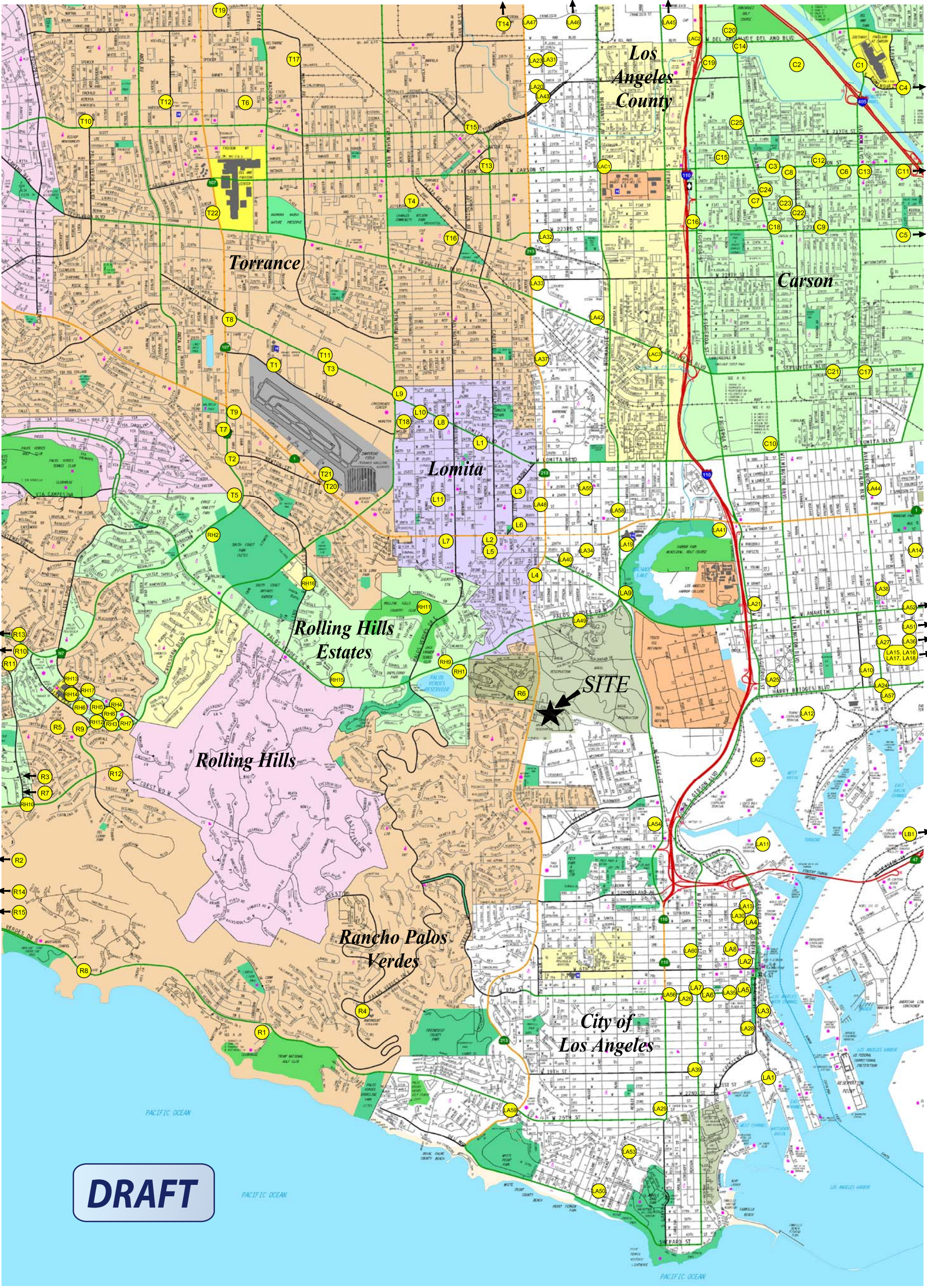
MEMORANDUM: Border Issues Status Report

April 5, 2011

Page 4

Attachments (cont'd):

- *PV News* article regarding the Rolling Hills Covenant Church project (published 2/24/11)
- *Daily Breeze* article regarding the Peninsula High School stadium lights proposal (published 1/27/11)
- PVPUSD Board of Education Staff report regarding Peninsula High School stadium lights proposal (dated 1/27/11)
- *PV News* article regarding the Peninsula High School stadium lights proposal (published 2/10/11)
- E-mail from Mark Sturgeon regarding the Peninsula High School stadium lights proposal (received 2/16/11)



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MAP SOURCE: RAND MCNALLY & COMPANY



LEGEND:
LA - City of Los Angeles
LAC - Los Angeles County
LB - City of Long Beach
RH - City of Rolling Hills Estates

R - City of Rancho Palos Verdes
T - City of Torrance
L - City of Lomita
C - City of Carson

FIGURE 6-1 LOCATION OF RELATED PROJECTS

LINSCOTT, LAW & GREENSPAN, engineers

PONTE VISTA AT SAN PEDRO PROJECT

Table 6-1
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY				
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS	MID-DAY PEAK HOUR VOLUMES [2]		
						IN	OUT	TOTAL	IN	OUT	TOTAL	VOLUMES [2]	IN	OUT	TOTAL	
City of Los Angeles																
LA1	Proposed	West Channel/Cabrillo Miner Street and 22nd Street	Land Development	47 Acres	[3]	3,867	73	58	131	138	124	262	5,194	310	275	585
LA2	Proposed	2006-CEN-3299 Palos Verdes Street Housing 550 and 560 S. Palos Verdes Street	Townhouse Apartment Retail Less 50% Pass-By Restaurant Less 20% Pass-By	85 DU 245 DU 8,880 GLSF 3,000 GSF	[4] [5] [6] [7] [8] [7]	484 1,629 381 (191) 381 (76)	6 25 5 (3) 18 (4)	31 100 4 (2) 17 (3)	37 125 9 (5) 35 (7)	29 99 16 (6) 19 (4)	15 53 17 (9) 14 (3)	44 152 33 (17) 33 (7)	482 1,566 444 (222) 475 (95)	22 64 22 (11) 22 (4)	18 63 21 (11) 20 (4)	40 127 43 (22) 42 (6)
LA3	Proposed	San Pedro Waterfront (Bridge to Breakwater) of the Port of Los Angeles 425 S. Palos Verdes Street Berths 45-95	Cruise Ship Terminal Retail Restaurant Conference Center Warehouse R&D Site Public Open Space	2 Terminals 175,000 GSF 125,000 GSF 75,000 GSF 70,000 GSF 13 Acres 18 Acres	[9]	18,350	646	462	1,108	562	751	1,313	17,861	1,047	870	1,917
LA4	Proposed	Ocean View 111 and 203-233 N. Harbor Boulevard	Apartment Retail Less 50% Pass-By	158 DU 8,000 GLSF	[5] [6] [7]	1,051 344 (172)	16 5 (3)	65 3 (2)	81 8 (4)	64 15 (8)	34 15 (8)	98 30 (15)	1,010 400 (200)	41 20 (10)	41 19 (10)	82 39 (20)
LA5	Proposed	281 W. 8th Street	Townhouse Retail Less 50% Pass-By	72 DU 7,000 GLSF	[4] [6] [7]	418 301 (151)	5 4 (2)	27 3 (2)	32 7 (4)	25 13 (7)	12 13 (7)	37 26 (13)	408 350 (175)	18 16 (9)	16 16 (8)	34 34 (17)
LA6	Proposed	420-430 W. 9th Street	Condominium	25 DU	[4]	145	2	9	11	9	4	13	142	6	6	12
LA7	Proposed	Sepia Homes 812 S. Pacific Avenue	Condominium	90 DU	[4]	523	7	33	40	31	16	47	510	23	19	42
LA8	Under Construction [NT]	Port Police Station & Charter School 330 S. Centre Street	Office Police Headquarters Charter School	12,500 SF 155 Employees 580 Students	[10]	3,583	323	189	512	80	120	200	1,100	55	55	110
LA9	Proposed	ENV-2005-5459-MND, TT-63729 26378 S. Vermont Avenue	Condominium	44 DU	[4]	256	3	16	19	15	8	23	249	11	10	21
LA10	Proposed	TT-61196 315 N. Marine Avenue	Apartment	35 DU	[5]	233	4	14	18	14	8	22	224	9	9	18
LA11	Proposed	China Shipping Container Terminal China Shipping Line - Phases II and III Berths 97-108	Marine Terminal	70 Acres	[11]	3,540	184	68	252	149	205	354	3,540	149	205	354
LA12	Proposed	TRAPAC Container Terminal TRAPAC Container Expansion Berths 136-147	Marine Terminal	57 Acres	[12]	2,100	128	79	207	86	124	210	2,100	86	124	210
LA13	Proposed [NT]	ENV-2007-1514-EA 327 & 407 N. Harbor Boulevard	Condominium	94 DU	[4]	546	7	34	41	33	16	49	533	24	20	44

Table 6-1 (Continued)
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			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]		PM PEAK HOUR VOLUMES [2]		DAILY TRIP ENDS [2]	MID-DAY PEAK HOUR VOLUMES [2]				
							IN	OUT	IN	OUT		IN	OUT	IN	OUT	
City of Los Angeles (continued)																
LA14	Proposed	Habitat for Humanity L Street and Lecouvreur Street	Single-Family Residential	8 DU	[13]	77	2	4	6	5	3	8	81	4	3	7
LA15	Proposed	534 Eubank Avenue	Retail Less 50% Pass-By	20,000 GSF	[6] [7]	859 (430)	12 (6)	8 (4)	20 (10)	37 (19)	38 (19)	75 (38)	999 (500)	51 (26)	47 (24)	98 (49)
LA16	Proposed	Truck Parking and Dispatch Facility 525 E. E Street	Office Warehouse	1,440 GSF 1,926 GSF	[14] [15]	16 7	2 1	0 0	2 1	0 0	2 1	2 1	3 2	1 0	0 0	1 0
LA17	Proposed	Potential Industries 701 E. E Street	Industrial	40,000 GSF	[16]	278	33	4	37	5	34	39	52	3	3	6
LA18	Proposed	Electronic Balancing Expansion 600 E. D Street	Industrial	24,000 GSF	[16]	168	19	3	22	3	20	23	32	1	2	3
LA19	Under Construction [NT]	ENV-2006-4723-EA Kaiser Permanente South Bay Master Plan 25825 Vermont Avenue	Medical Office Building Warehouse Hospital	303,000 GSF 42,500 GSF 260 Beds	[17]	2,481	139	37	176	69	187	256	2,481	69	187	256
LA20	Proposed	ENV-2008-32-EAF 1616 W. 208th Street	Condominium	5 DU	[4]	29	0	2	2	2	1	3	28	1	1	2
LA21	Proposed	ENV-2006-9652-MN 931 Frigate Avenue	Private Elementary School	128 Students	[18]	317	63	41	104	9	13	22	Nom.	Nom.	Nom.	0
LA22	Proposed	Yang Ming Container Terminal Berths 121-131	Marine Terminal	N/A	[10]	5,080	252	111	363	206	302	508	5,080	206	302	508
LA23	Proposed	AA-2007-2601-PMLA-SL 1616 W. 205th Street	Condominium	4 DU	[4]	23	0	2	2	1	1	2	23	1	1	2
LA24	Proposed	Wilmington Waterfront Development 100 East Harry Bridges Boulevard	Restaurant Light Industrial Retail Open Space	12,000 GSF 150,000 GSF 58,000 GSF 15.5 Acres	[19] [8] [16] [6] [20]	5,140	232	107	339	206	296	502	1,900 198 2,898 188	90 10 150 21	79 11 138 14	169 21 288 35
LA25	Under Construction [NT]	Community Plan 97-0050-CPU 401 Hawaiian Avenue	Condominium Apartment Single-Family Residential Senior Housing	115 DU 120 DU 76 DU 100 Occ. DU	[4] [5] [13] [21]	668 798 727 348	9 12 14 5	42 49 43 8	51 61 57 13	40 48 28 10	20 26 74 6	60 77 77 16	652 767 766 251	29 31 38 15	25 31 33 15	54 62 71 30
LA26	Proposed	AA-2008-2427-COC 576 W. 10th Street	Condominium	4 DU	[4]	23	0	2	2	1	1	2	23	1	1	2
LA27	Proposed	DIR-2008-4235-CLQ 529 N. Broad Avenue	Office	6,500 GSF	[14]	72	9	1	10	2	8	10	15	2	1	3
LA28	Proposed	ZA-2008-4396-ZAA 1325 S. Beacon Street	Condominium	3 DU	[4]	17	0	1	1	1	1	2	17	1	0	1
LA29	Proposed	ENV-2007-3326-EAF 2345 S. Gaffey Street	Apartment	7 DU	[5]	47	1	3	4	3	1	4	45	2	2	4

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							IN	OUT	IN	OUT		IN	OUT	IN	OUT	
City of Los Angeles (continued)																
LA30	Under Construction [NT]	ZA-2007-2966-ZV Toberman Village 201 N. Palos Verdes Street	Apartment	49 DU	[5]	326	5	20	25	20	313	13	12	13	25	
LA31	Proposed	AA-2007-1359-PMLA-CN 1553 W. 205th Street	Condominium	4 DU	[4]	23	0	2	2	1	23	1	1	1	2	
LA32	Proposed	ENV-2007-1546-EAF 1609 W. 224th Street	Condominium	8 DU	[4]	46	1	3	4	3	45	2	2	2	4	
LA33	Proposed	ENV-2007-1167-CE 1658 W. 228th Street	Condominium	4 DU	[4]	23	0	2	2	1	23	1	1	1	2	
LA34	Proposed	ENV-2007-804-EAF 25941 S. Belle Porte Avenue	Condominium	30 DU	[4]	174	2	11	13	11	170	8	6	8	14	
LA35	Proposed	TT-68723-CN 255 W. 8th Street	Condominium Apartment	43 DU 4 DU	[4] [5]	250 27	3 0	16 2	19 2	15 1	244 26	11 1	9 1	11 1	20 2	
LA36	Proposed	ENV-2008-4836-EAF 901 E. E Street	Warehouse	43,000 GSF	[15]	153	10	3	13	4	53	4	2	4	6	
LA37	Proposed	ENV-2007-3097-MND 1620 W. 237th Street	Condominium	10 DU	[4]	58	1	3	4	3	57	3	2	3	5	
LA38	Proposed	AA-2008-4022-PMLA 945 Broad Avenue	Apartment	3 DU	[5]	20	0	2	2	1	19	1	1	1	2	
LA39	Proposed	ENV-2008-1046-EAF 1831 S. Pacific Avenue	Convenience Market Less 50% Pass-By	2,700 GSF	[22] [7]	1,993 (997)	91 (46)	90 (45)	181 (91)	72 (36)	2,330 (1,165)	104 (52)	104 (52)	104 (52)	208 (104)	
LA40	Proposed	ENV-2008-95-EAF 1616 W. 260th Street	Apartment	8 DU	[5]	53	1	3	4	3	51	2	2	2	4	
LA41	Proposed	CPC-2006-10244-ZC 1450 W. Pacific Coast Highway	Condominium	57 DU	[4]	331	4	21	25	20	323	15	12	15	27	
LA42	Proposed	CPC-2009-542-GPA-ZA-HD-SPR-ZAA 1311 W. Sepulveda Boulevard	Apartment Retail Less 10% Internal Capture Less 50% Pass-by Remove Warehouse Remove Office	520 DU 17,904 GLSF (300) Employees (10,000) GSF	[23]	3,494 769 (77) (346) (1,167) (110)	53 11 (1) (5) (110) (14)	212 7 (1) (3) (43) (2)	265 18 (2) (8) (153) (16)	209 32 (3) (15) (62) (3)	2,058 895 (89) (403) (177) (24)	135 46 (5) (21) (19) (2)	135 43 (4) (9) (20) (2)	135 43 (4) (9) (30) (4)	270 89 (9) (41) (177) (4)	
LA43	Proposed	AA-2007-1166-PMLA-CN 1658 W. 209th Street	Condominium	4 DU	[4]	23	0	2	2	1	23	1	1	1	2	
LA44	Under Construction [NT]	Harry Bridges Span School 1235 Broad Avenue	Elementary School (K-8)	1,278 Students	[24]	1,649	316	259	575	94	Nom.	Nom.	Nom.	Nom.	0	
LA45	Proposed	Pacific Pointe Project 18900 S. Vermont Avenue	Office Retail Less 50% Pass-By	275,000 GSF 10,000 GSF	[14] [6] [7]	3,028 429 (215)	375 6 (3)	51 4 (2)	426 10 (5)	70 18 (9)	652 500 (250)	61 25 (13)	52 24 (12)	52 24 (12)	113 49 (25)	

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Table 6-1 (Continued)
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							IN	OUT	TOTAL	IN		OUT	TOTAL	IN	OUT	TOTAL
City of Los Angeles (continued)																
LA46	Proposed	Public Storage 1437-1459 W. 190th Street	Self-Storage	185,054 GSF	[25]	463	17	11	28	24	24	48	431	37	37	74
LA47	Proposed	HRB10-004 Capelin Distribution Center 20000 S. Western Avenue	Industrial	266,005 GSF	[16]	1,854	216	29	245	31	227	258	352	17	20	37
LA48	Proposed [INT]	ENV-2009-1034-EAF, HRB09-003 1717 W. 255th Street	Private School (K-8) Existing Private School (K-8) Existing Day Care Center	225 Students (47) Students (20) Students	[26] [26] [27]	2,030 (420) (90)	112 (23) (8)	91 (19) (8)	203 (42) (16)	Nom. Nom. (8)	Nom. Nom. (8)	0 0 (16)	Nom. Nom. (8)	Nom. Nom. (1)	Nom. Nom. (2)	0 0 (2)
LA49	Proposed	HRB10-005 1524 Palos Verdes Drive North	Affordable Housing	76 DU	[4]	442	6	27	33	27	13	40	431	19	17	36
LA50	Proposed [INT]	HRB08-001 3200 S. Alma St	High School Adult Evening School	810 Students 450 Students	[28] [29] [30]	1,385 540	231 Nom.	109 Nom.	340 0	49 35	56 19	105 54	494 189	57 13	32 10	89 23
LA51	Proposed [INT]	HRB09-002 522 Flint Avenue	Grain Rail Transfer Facility	4 Acres	[16]	208	25	5	30	6	23	29	34	2	2	4
LA52	Proposed	ENV-2009-3810-EAF, HRB10-002 1655 E. Anaheim Street	Convenience Market Less 50% Pass-By Office	2,480 GLSF 2,852 GSF	[22] [7] [14]	1,830 (915) 31	83 (42) 4	83 (42) 0	166 (83) 4	66 (33) 1	64 (32) 3	130 (65) 4	2,140 (1,070) 7	96 (48) 1	95 (48) 0	191 (96) 1
LA53	Proposed	AA-2010-1580-PMLA 906 W. 30th Street	Condominium	3 DU	[4]	17	0	1	1	1	1	2	17	1	0	1
LA54	Proposed	ZA-2010-1604-CU 750 W. Basin Street	Self-Storage	44,341 GSF	[25]	111	4	3	7	6	6	12	103	9	9	18
LA55	Proposed	ENV-2010-1216-CE 1401 W. 253rd Street	Condominium Existing Commercial	2 DU (3,500) GSF	[4] [6]	12 (150)	0 (2)	1 (2)	1 (4)	1 (6)	0 (7)	1 (13)	11 (175)	1 (9)	0 (8)	1 (17)
LA56	Proposed	ENV-2009-4097-CE Harbor Interfaith Services 678 W. 9th Street	Family Resource Center and Childcare Facilities	15,398 GSF	[27]	1,220	100	89	189	90	102	192	96	16	10	26
LA57	Proposed	ZA-2009-3972-CEX 100 N. Avalon Boulevard	Park	7,319 GSF	[31]	Nom.	Nom.	Nom.	0	Nom.	Nom.	0	Nom.	Nom.	Nom.	0
LA58	Proposed	ENV-2009-3936-EAF, HRB10-001 25621 S. Normandie Avenue	Day Care	84 Students	[27]	376	36	31	67	32	37	69	33	6	3	9
LA59	Proposed	HRB10-006 1603 W. 25th Street	Bank with Drive-Through Less 20% Pass-By Existing Auto Care Center	3,700 GSF (1,046) GLSF	[32] [33] [34]	548 (110) (40)	26 (5) (2)	20 (4) (1)	46 (9) (3)	48 (10) (2)	48 (10) (2)	96 (19) (4)	319 (64) (17)	51 (10) (2)	47 (9) (2)	98 (20) (4)
LA60	Proposed	META Housing Corporation 303 S. Pacific Avenue	Senior Housing	70 DU	[21]	244	3	6	9	7	4	11	176	11	10	21

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							IN	OUT						IN	OUT	IN
City of Rancho Palos Verdes																
R1	Partially Built [NT]	Trump National Golf Club Palos Verdes Drive South/west of Shoreline Park	Single-Family Residential Affordable Housing (5 Homes Built)	54 DU 4 DU	[13] [13]	517 38	10 1	31 2	41 3	35 3	20 1	55 4	27 2	23 4		
R2	Partially Built [NT]	Ocean Front Estates Seaward side of Palos Verdes Drive West terminus of Hawthorne Boulevard	Single-Family Residential (74 Homes Built)	5 DU	[13]	48	1	3	4	3	2	5	3	2	5	
R3	Partially Built [NT]	TTM No. 52666 3200 Palos Verdes Drive West	Single-Family Residential (10 Homes Built)	3 DU	[13]	29	1	1	2	2	1	3	30	2	1	3
R4	Proposed	Maymount College Facilities Expansion 30800 Palos Verdes Drive East (793 Student Enrollment Cap with 250 student Bachelor of Arts Degree Program and 150 student Weekend Enrollment)	Junior College Bldg Expansion Demolish Existing Building BA Degree Program (University) Existing Junior College Jr. College Weekend Enrollment	77,504 SF (18,022) SF 250 Students (250) Students 67 Students	[35]	1,931	149	51	200	83	92	175	888	65	47	112
R5	Proposed	Crestridge Estate LLC 5601 Crestridge Road	Senior Center Senior Condominium	10,000 SF 90 DU	[36] [21]	229 313	10 4	6 8	16 12	6 8	9 6	15 14	91 226	6 14	5 13	11 27
R6	Proposed	Green Hills Memorial Park Master Plan 27501 S. Western Avenue	Cemetery	27.3 Acres	[37]	129	4	1	5	8	15	23	162	43	41	84
R7	Permit Expired 10/09	Hawthorne/Crest Office Building 29941 Hawthorne Boulevard	Office	7,232 GSF	[14]	80	10	1	11	2	9	11	17	2	1	3
R8	Proposed	Zone 2 Landslide Moratorium Ordinance Revision North of Palos Verdes Drive between Narcissa Drive and Peppertree Drive	Single-Family Residential	47 DU	[13]	450	9	26	35	30	17	47	474	23	21	44
R9	Under Construction [NT]	The Mirandela Project Northwest corner of Crestridge Road and Crenshaw Boulevard	Senior Apartment	34 DU	[38] [21]	272	2	16	18	16	9	25	85	5	5	10
R10	Proposed	Northwest corner of Granvia Altamira and Hawthorne Boulevard	Pharmacy Remove Gas-Station	10,880 GSF (8) VFP	[39] [40]	959 (4,341)	17 (67)	12 (66)	29 (133)	57 (77)	56 (76)	113 (153)	850 (1,636)	43 (41)	42 (39)	85 (80)
R11	Approved	Highridge Condominium Project 28220 Highridge Road	Condominium	28 DU	[4]	163	2	10	12	10	5	15	159	7	6	13
R12	Approved	St. John Fisher Church Expansion 5488 Crest Road	Day Care Center New Building Remove Existing Building	40 Students 32,426 SF (10,329) SF	[27] [41] [41]	179 295 (94)	17 11 (4)	15 7 (2)	32 18 (6)	16 9 (3)	17 9 (3)	33 18 (6)	16 336 (107)	3 82 (26)	1 33 (11)	4 115 (37)
R13	Proposed	Chevron with Car Wash 27774 Hawthorne Boulevard	Gas Station With Convenience Market and Car Wash	6 VFP	[42]	917	37	35	72	43	41	84	1,210	61	60	121
R14	Approved	Point Vicente Animal Hospital 31270 Palos Verdes Drive West	Animal Hospital	5,759 GSF	[43]	270	17	6	23	11	16	27	270	11	16	27
R15	Proposed	The Amenberg Project at Lower Point Vicente 31501 Palos Verdes Drive West			[44]	596	81	30	111	51	59	110	297	5	14	19

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Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY				
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS VOLUMES [2]	MID-DAY PEAK HOUR VOLUMES [2]		
							IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
City of Rolling Hills Estates																
RH1	Proposed	Rolling Hills Covenant Church Expansion 2221-2222 Palos Verdes Drive North	Church	1,650 Seats	[45]	1,000	68	28	96	41	59	100	Nom.	Nom.	Nom.	Nom.
RH2	Proposed	South Coast County Golf Course 25706 Hawthorne Boulevard	Golf Course Club House	18 Holes 29,000 SF	[46]	643	32	8	40	23	27	50	731	41	42	83
RH3	Built/ Partially Occupied [INT]	Rolling Hills Villas	Senior Condominium	41 Occ. DU	[21]	143	2	3	5	4	3	7	103	6	6	12
		901 Deep Valley Drive	Retail	1,526 GLSF	[6]	66	1	1	2	3	3	6	76	4	3	7
RH4	Built/ Partially Occupied [INT]	Silver Spur Court 981 Silver Spur Road	Condominium	18 DU	[4]	105	1	7	8	6	3	9	102	4	4	8
RH5	Approved	Silverdies Medical Office Project	Medical Office	24,518 GSF	[47]	886	44	12	56	23	62	85	220	51	38	89
		828 Silver Spur Road	Office	5,124 GSF	[14]	56	7	1	8	1	7	8	12	1	1	2
RH6	Approved	Deep Valley Condominiums	Condominium	58 DU	[48]	636	(2)	15	13	30	21	51				
		627 Deep Valley Drive	Retail	5,810 GSF	[6]									329	15	12
RH7	Approved	Mediterranean Village 927 Deep Valley Drive	Less 10% Pass-By										290	15	13	28
			Less 10% Internal Capture											(29)	(2)	(1)
RH8	Approved	827 Deep Valley Drive	Existing Car Wash	(13,608) SF	[49]								(29)	(2)	(1)	(3)
			Existing Auto Repair	(13,608) SF	[50]									(1,920)	(96)	(96)
RH9	Proposed	Burcher Ranch Subdivision Palos Verdes Drive North and Montecillo Drive	Condominium	75 DU	[4]	436	6	27	33	26	13	39	425	19	16	35
			Retail	2,000 SF	[6]	86	1	1	2	3	3	4	7	100	5	5
RH10	Approved	Crest Road Building 5883 Crest Road	Senior Condominium	16 DU	[21]	93	1	6	7	5	3	8	91	4	4	8
			Single-Family Residential	11 DU	[13]	105	2	6	8	7	4	11	5	10		
RH11	Proposed	Chandler Ranch/Rolling Hills Country Club 26311 and 27000 Palos Verdes Drive East	Office	4,545 GSF	[14]	50	6	1	7	1	6	7	11	1	1	2
			Retail	1,215 GLSF	[6]	52	1	0	1	2	3	5	61	3	3	6
RH12	Proposed	Brickwalk LLC Residential Project 655-683 Deep Valley Drive and 924-950 Indian Peak Road	Single-Family Residential	114 DU	[51]	1,486	24	42	66	152	70	222	1,149	56	50	106
			Quality Restaurant	338 Seats	[13]									950	66	46
RH13	Proposed	Silver Center Project 449 Silver Spur Road	Health/Fitness Club	7,150 GSF	[52]								149	9	11	20
			Tennis Courts	5 TC	[53]									139	8	7
RH14	Proposed	Promenade at the Peninsula 520, 550, and 580 Deep Valley Drive	New Social Club Members	100 Members	[54]								80	3	4	7
			Condominium	148 DU	[4]	860	11	54	65	52	25	77	839	38	32	70
RH15	Proposed	Silver Center Project 449 Silver Spur Road	Retail	14,200 GLSF	[6]	610	9	5	14	26	27	53	710	36	33	69
			Retail/Commercial	4,745 GLSF	[6]	204	3	2	5	9	18	237	12	11	23	
RH16	Proposed	Promenade at the Peninsula 520, 550, and 580 Deep Valley Drive	Condominium	66 DU	[4]	383	5	24	29	23	11	34	374	17	14	31
			Retail	16,620 GLSF	[6]	714	10	7	17	30	32	62	831	42	39	81

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Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY			
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2]	MID-DAY PEAK HOUR VOLUMES [2]	
							IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT
City of Rolling Hills Estates (continued)															
RH15	Proposed	2901 Palos Verdes Drive North Tanglewood Subdivision Northeast corner of Tanglewood Lane and Rolling Hills Road Continental Development Project 627 Silver Spur Road	Single-Family Residential	3 DU	[13]	29	1	1	2	2	30	2	1	3	
RH16	Proposed		Single-Family Residential	3 DU	[13]	29	1	1	2	2	30	2	1	3	
RH17	Proposed		Condominium Commercial	70 DU 30,000 GSF	[4] [14]	407 330	5 41	26 6	31 47	24 8	397 71	18 6	15 6	33 12	
City of Carson															
C1	Proposed	Hopkins Real Estate Group 20700 S. Avalon Boulevard	Retail	41,000 GLSF	[6]	1,761	25	16	41	75	2,049	104	96	200	
C2	Under Construction [NT]	Boulevards at South Bay	Condominium Apartment Commercial Restaurant Hotel	1,150 DU 400 DU 1,654,000 SF 141,125 SF 300 Rooms	[56]	68,591	1,266	1,244	2,510	2,955	6,521 2,556 57,983 12,010 2,457	292 104 2,705 537 121	249 104 2,423 497 95	541 208 5,128 1,034 216	
C3	Proposed	Carson Street Master Plan	Mixed-Use												
C4	Proposed	Shell Specific Plan 20945 S. Wilmington Avenue	Industrial	1,500,000 SF 83,000 GLSF	[57] [6]	10,440 3,564	1,033 51	227 32	1,260 83	271 152	3,736 4,148	168 211	357 195	525 406	
C5	Proposed	BP Shop Building DOR 1365-2010 2350 E. 223rd Street	Warehouse	127,273 GSF	[15]	453	30	8	38	10	157	11	6	17	
C6	Proposed	Cityview 616 E. Carson Street	Single-Family Residential Condominium Commercial	29 DU 123 DU 20,000 GLSF	[13] [4] [6]	278 715 859	6 9 12	16 45 8	22 54 20	18 43 37	292 697 999	14 31 51	13 27 47	27 58 98	
C7	Under Construction [NT]	Gabuten Shopping Center 22005 S. Main Street	Commercial	8,700 GSF	[6]	374	5	4	9	16	435	22	21	43	
C8	Under Construction [NT]	Harbor Community Church of God 21739-21745 Dolores Street	Church	11,516 GSF	[41]	105	4	2	6	3	119	29	12	41	
C9	Proposed	Judson Baptist Church 451 E. 223rd Street	Church (Demolish Existing Church)	13,023 GSF (6,465) GSF	[41] [41]	119 (59)	4 (2)	3 (2)	7 (4)	3 (2)	135 (67)	33 (16)	13 (7)	46 (23)	
C10	Under Construction [NT]	Pacific Planning Group 101-155 E. Lomita Boulevard	Mixed-Use Retail Condominium Storage	16,530 GLSF 1 DU 105,490 GSF	[6] [4] [15]	710 6 376	10 0 25	7 0 7	17 0 32	30 1 9	826 6 130	42 0 9	39 0 5	81 0 14	
C11	On Hold	ProLogis 2211-2241/2307 E. Carson Street	Warehouse	273,323 GSF	[15]	973	65	17	82	22	336	23	13	36	
C12	Proposed	Related 425-437 E. Carson Street	Affordable Housing Live/Work	65 DU	[4]	378	5	24	29	23	369	17	14	31	

Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY				
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2]	MID-DAY PEAK HOUR VOLUMES [2]		
							IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
City of Carson (continued)																
C13	Under Construction [NT]	Safran City Center Project 708-724 E. Carson Street 21720-21814 S. Avalon Boulevard	Condominium Senior Housing Restaurant Retail	150 DU 86 DU 8,500 GSF 20,000 GSF	[4] [21] [8] [6]	872 299 1,081 859	11 4 51 12	55 7 47 8	66 11 98 20	52 8 56 37	26 6 39 38	78 14 95 75	851 216 1,346 999	38 13 64 51	33 13 56 47	71 26 120 98
C14	Proposed	DOR 1379-10 20400 S. Main Street	Landfill Operation Center Water Treatment Structure	6,528 GSF 7,179 GSF	[16]	46	5	1	6	1	5	6	8	0	1	1
C15	Proposed	CUP 799-10 21601-21607 S. Moneta Avenue	Adult Day Care	2,856 GSF	[27]	226	19	16	35	17	19	36	18	3	2	5
C16	Proposed	DOR 1334-09 22235 S. Figueroa Street	Gas Station with Convenience Market	2,254 GSF	[58]	2,190	91	88	179	110	109	219	2,190	110	109	219
C17	Approved	DOR 1339-09 628-640 E. Lincoln Street 24007 Broad Street	Single-Family Residential	7 DU	[13]	67	1	4	5	4	3	7	71	4	3	7
C18	Approved	CUP 722-09 129 E. 223rd Street	Day Care	20 Students	[27]	90	8	8	16	8	8	16	8	1	1	2
C19	Approved	DOR 1295-08 20630 Figueroa Street	Mixed-Use Business Park	265,000 GSF	[59]	3,381	318	61	379	79	263	342	678	16	53	69
C20	Proposed	DOR 1294-08 20331 S. Main Street	Apartment	197 DU	[5]	1,310	20	80	100	79	43	122	1,259	51	51	102
C21	Proposed	DOR 1282-08 440 E. Sepulveda Boulevard	Office Condominium	10,661 GSF 8 DU	[14] [4]	117 46	15 1	2 3	17 4	3 3	13 1	16 4	25 45	2 2	2 2	4 4
C22	Approved	CUP 352-88 22100 Dolores Street	Condominium	38 DU	[4]	221	3	14	17	13	7	20	215	10	8	18
C23	Proposed	CUP 696-08 214 E. 220th Street	Multi-Family Residential	5 DU	[5]	33	1	2	3	2	1	3	32	2	1	3
C24	Proposed	DOR 1329-09 21900 S. Main Street	Rectory	3,075 GSF	[41]	28	1	1	2	1	1	2	32	8	3	11
C25	Proposed	DOR 1391-10 21205 S. Main Street	Industrial Condominium	35,000 GSF 10 DU	[16]	244	28	4	32	4	30	34	46	2	3	5
City of Long Beach																
LB1	Proposed	West Gateway - New Urban Community 8 square blocks situated at the entry to the City's downtown core.	Condominium Apartment Retail	391 DU 409 DU 15,000 GLSF	[4] [5] [6]	2,272 2,720 644	29 42 9	143 167 6	172 209 15	136 165 27	67 89 29	203 254 56	2,217 2,614 750	99 107 38	85 106 35	184 213 73

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Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY				
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							IN	OUT	IN			OUT	IN	OUT	TOTAL	
City of Torrance																
T1	Approved	TonMed Medical Center Expansion 3330 Lomita Boulevard Northeast corner of Skypark Drive and Medical Center Drive	Hospital (Existing Medical Office)	389,216 GSF (23,764) GSF	[60] [47]	6,422 (859)	257 (43)	179 (12)	436 (55)	186 (22)	258 (60)	444 (82)	3,962 (213)	440 (49)	440 (37)	880 (86)
T2	Under Construction [INT]	CUP04-00007 24510 Hawthorne Boulevard	Office Restaurant Condominium	3,600 GSF 1,030 GSF 14 DU	[14] [61] [4]	40 737 81	5 27 1	1 18 5	6 45 6	1 14 5	4 13 2	5 27 7	9 717 79	1 27 4	0 29 3	1 56 7
T3	Approved	CUP07-00016, DOT Case No. OUT09-002 2740 Lomita Boulevard	Office Medical Office	222,189 GSF 129,020 GSF	[14] [47]	2,446 4,661	303 235	41 62	344 297	56 120	275 326	331 446	527 1,156	49 267	42 201	91 468
T4	Under Construction [INT]	Standard Pacific Homes 2303 Jefferson Street	Condominium	33 DU	[4]	192	3	12	15	11	6	17	187	9	7	16
T5	Approved	Sunrise Senior Living 25535 Hawthorne Boulevard	Assisted Living	103 Beds	[62]	274	9	5	14	10	13	23	227	16	18	34
T6	Approved	CUP07-00005 3525 Maricopa Street	Condominium	12 DU	[4]	70	1	4	5	4	2	6	68	3	3	6
T7	Approved	CUP07-00025 24255 Hawthorne Boulevard	Retail General Office Apartment	1,090 GLSF 1,122 GSF 6 DU	[6] [14] [5]	47 12 40	1 2 1	0 0 2	1 2 3	2 0 3	2 2 1	4 2 4	54 3 38	3 0 2	2 0 1	5 0 3
T8	Approved	CUP08-00025 23248 Hawthorne Boulevard	Drug Store with Drive-Through	12,850 GSF	[39]	1,133	19	15	34	67	66	133	1,010	51	50	101
T9	Approved	CUP08-00015 3720 Pacific Coast Highway	Shopping Center	20,300 GLSF	[6]	872	12	8	20	37	39	76	1,014	51	48	99
T10	Approved	Providence Medical CUP08-00011 5215 Torrance Boulevard	Medical Office Bldg. - Phase I (Existing Office) Medical Office Bldg. - Phase II	106,200 GSF (85,000) GSF 68,435 GSF	[47] [14] [47]	3,837 (936) 2,473	193 (116) 124	51 (16) 33	244 (132) 157	99 (22) 64	268 (105) 173	367 (127) 237	952 (201) 613	220 (19) 141	166 (16) 107	386 (35) 248
T11	Approved	CUP09-00018 2841 Lomita Boulevard	Medical Office (Existing Manufacturing)	66,000 GSF (66,000) GSF	[47] [63]	2,385 (252)	120 (37)	32 (11)	152 (48)	62 (17)	166 (31)	228 (48)	591 (98)	137 (9)	103 (9)	240 (18)
T12	EIR Required	CUP08-00026 20911 Earl Street	Medical Office	92,000 GSF	[47]	3,324	167	45	212	86	232	318	824	190	144	334
T13	Under Construction [INT]	CUP07-00008 1620 Gramercy Avenue	Condominium Shopping Center	7 DU 2,600 GLSF	[4] [6]	41 112	1 2	2 1	3 3	3 5	1 5	4 10	40 130	2 7	1 6	3 13
T14	Approved	CUP04-00004 1918 Artesia Boulevard	Synagogue	23,914 GSF	[64]	254	2	1	3	19	21	40	141	27	38	65
T15	Under Construction [INT]	CUP07-00024 1104 Sartori Avenue	Office Condominium	12,741 GSF	[14]	140	18	2	20	3	16	19	30	3	2	5
T16	Approved	CUP07-00031 2319 Apple Avenue	Condominium	6 DU	[4]	35	1	2	3	2	1	3	34	2	1	3

Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY				
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS VOLUMES [2]	MID-DAY PEAK HOUR VOLUMES [2]		
							IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
City of Torrance (continued)																
T17	Approved	CUP07-00033 435 Maple Avenue	Industrial	30,000 GSF	[16]	210	25	3	28	3	26	29	40	2	2	4
T18	Approved	CUP08-00010 2433 Moreton Street	Day Spa	27,000 GSF	[65]	330	33	0	33	7	32	39	1,370	49	88	137
T19	Approved	CUP08-00031 19701 Mariner Avenue	Industrial Condominium	14,929 GSF	[16]	104	12	2	14	2	12	14	20	1	1	2
T20	Approved	Toyota Dealership and Showroom 2909 Pacific Coast Highway	Auto Dealership	16,978 GSF	[66]	566	25	9	34	17	27	44	357	26	24	50
T21	Approved	Robinson Helicopter BLD09-01289 2931 Airport Drive	Manufacturing Addition	133,720 GSF	[63]	511	76	22	98	35	63	98	199	19	18	37
T22	Proposed	Wal-Mart BLD10-00478 22015 Hawthorne Boulevard	Superstore	75,400 GSF	[67]	4,316	54	26	80	189	188	377	5,359	284	273	557
City of Lomita																
L1	Built [NT]	SP No. 978 2040 & 2046 Lomita Boulevard	Commercial	14,330 GLSF	[6]	615	9	5	14	26	27	53	716	36	34	70
L2	Approved	TTM No. 60165 25819-25 Eshelman Avenue	Senior Housing	20 Occ. DU	[21]	70	1	2	3	2	1	3	50	3	3	6
L3	Approved	CUP 242, TTM No. 067343 25316 Ebony Lane	Senior Housing	16 Occ. DU	[21]	56	1	1	2	2	1	3	40	3	2	5
L4	Approved	SP No. 1096 Southeast corner of Western Avenue and 262nd Street	Office	11,100 GSF	[14]	122	15	2	17	3	14	17	26	3	2	5
L5	Approved	SP 1003, HVP 73, TTM 53874 25829-25837 Eshelman Avenue	Condominium	16 DU	[4]	93	1	6	7	5	3	8	91	4	4	8
L6	Proposed	SP 1014, TPM 61155 1837 and 1839 W. 257th Street	Condominium	3 DU	[4]	17	0	1	1	1	1	2	17	1	0	1
L7	Appealed	SP 1049 2244 Pacific Coast Highway	Retail	18,285 GLSF	[6]	785	11	7	18	33	35	68	914	46	43	89
L8	Approved	SP 1130 2266 Lomita Boulevard	Commercial	1,076 GSF	[6]	46	1	0	1	2	2	4	54	3	2	5
L9	Approved	CUP 269, SP 1131 2477 Lomita Boulevard	Convenience Store Addition to Car Wash	2,402 GSF 270 GSF	[22] [49]	1,773 40	81 None	80 None	161 0	64 2	62 2	126 4	2,073 40	93 2	92 2	185 4
L10	Proposed	SP 1132 2344 Lomita Boulevard	Storage Building	2,250 GSF	[15]	8	1	0	1	0	1	1	3	0	0	0

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Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

NO.	PROJECT STATUS	PROJECT NAME ADDRESS/LOCATION	LAND USE DATA		PROJECT DATA SOURCE	WEEKDAY						SATURDAY			
			LAND-USE	SIZE		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]		PM PEAK HOUR VOLUMES [2]		DAILY TRIP ENDS [2]	MID-DAY PEAK HOUR VOLUMES [2]		TOTAL	
							IN	OUT	IN	OUT		IN	OUT		
City of Lomita (continued)															
L11	Proposed	CUP 268, TPM 066806, SP 1123 25322 Cypress Street	Condominium	3 DU	[4]	17	0	1	1	1	2	17	1	0	1
County of Los Angeles															
LAC 1	Approved	7-Eleven 1259 W. Carson Street	Convenience Store Commercial	2,400 GSF 2,850 GSF	[22] [6]	1,771 122	81 2	80 1	161 3	64 5	126 11	2,071 142	93 7	92 7	185 14
LAC 2	Proposed	R2007-00791 20320 Hamilton Avenue	Adult Cabaret (Existing Furniture Store)	4,325 GSF (4,325) GSF	[68] [69]	1,670 (22)	None (1)	None 0	0 (1)	107 (1)	167 (1)	1,670 (21)	95 (2)	72 (2)	167 (4)
LAC 3	Approved	R2008-00597 958 Sepulveda Boulevard	Gym (Existing Commercial)	44,000 GSF (44,000) GSF	[53] [6]	1,449 (1,889)	27 (27)	34 (17)	61 (44)	88 (80)	155 (164)	918 (2,199)	55 (112)	67 (103)	122 (215)
TOTAL						232,982	9,276	6,314	15,590	9,528	11,763	966,240	11,305	10,645	21,950

- [1] Source: City of Los Angeles City Planning Department, City of Los Angeles Department of Transportation, City of Los Angeles VLA Related Projects Map (Bing.com), City of Rancho Palos Verdes Estates Planning Department, City of Rolling Hills Planning Planning Department, City of Rolling Hills Estates Planning Department, City of Long Beach Planning Division, City of Torrance Community Development Department, City of Lomita Planning Department, and Los Angeles County Department of Regional Planning. The peak hour traffic volumes were forecast based on either related projects data obtained from the respective agencies or applied trip rates as provided in the ITE "Trip Generation", 8th Edition, 2008 (as referenced in the Project Data Source column).
- [2] Trips are one-way traffic movements, entering or leaving.
- [3] Source: "San Pedro Mixed-Use Development Traffic Study", by Meyer, Mohaddes Associates, Inc.
- [4] ITE Land Use Code 230 (Residential Condominium/Townhome) trip generation average rates.
- [5] ITE Land Use Code 220 (Apartment) trip generation average rates.
- [6] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- [7] Pass-by trips are made as immediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. Pass-by reductions were based on the City of Los Angeles Department of Transportation policy on pass-by trips.
- [8] ITE Land Use Code 932 (High-Turnover Restaurant) trip generation average rates.
- [9] Source: Traffic Study for the San Pedro Waterfront Project, prepared by Fehr & Peers, May 2008.
- [10] Source: Traffic Study for the San Pedro Waterfront Project, prepared by Fehr & Peers, May 2008. Daily trip ends from LADOT Case Number 2005-CEN-2126.
- [11] Source: Berths 97-109 Container Terminal Project - Recirculated Draft EIR, prepared by CH2M Hill, April 2008. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [12] Source: Berths 136-147 Terminal EIS/EIR, prepared by SAIC, November 2007. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [13] ITE Land Use Code 210 (Single Family Detached Housing) trip generation average rates.
- [14] ITE Land Use Code 710 (General Office Building) trip generation average rates.
- [15] ITE Land Use Code 150 (Warehouse) trip generation average rates.
- [16] ITE Land Use Code 110 (Light Industrial) trip generation average rates.
- [17] LADOT trip generation forecast. Directional distribution for the ITE Land Use Code 720 (Medical-Dental Office) obtained from the ITE "Trip Generation," 7th Edition, 2003.
- [18] ITE Land Use Code 536 (Private School [K-12]) trip generation average rates.
- [19] Source: Draft Environmental Impact Report for the Wilmington Waterfront Development Project, prepared by Jones & Stokes, December 2008. Saturday trip generation forecast based on applied trip rates as provided in the ITE "Trip Generation," 7th Edition, 2003.
- [20] ITE Land Use Code 412 (County Park) trip generation average rates.
- [21] ITE Land Use Code 252 (Senior Adult Housing-Attached) trip generation average rates.
- [22] ITE Land Use Code 851 (Convenience Market [Open 24 Hours]) trip generation average rates.
- [23] Source: "1311 West Sepulveda Boulevard Project", Traffic Impact Study, prepared by LLG Engineers, July 2009.
- [24] ITE Land Use Code 520 (Elementary School) trip generation average rates.
- [25] ITE Land Use Code 151 (Mini-Warehouse) trip generation average rates.
- [26] ITE Land Use Code 534 (Private School [K-12]) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [27] ITE Land Use Code 565 (Day Care Center) trip generation average rates.
- [28] Source: "Traffic Impact Study - LAUSD South Region High School #15," prepared June 30, 2008.
- [29] ITE Land Use Code 530 (High School) trip generation average rates.
- [30] ITE Land Use Code 540 (Junior/Community College) trip generation average rates.
- [31] ITE Land Use Code 411 (City Park) trip generation average rates.
- [32] ITE Land Use Code 912 (Drive-In Bank) trip generation average rates.
- [33] Source: "South Shores Center Project" Draft Traffic Impact Study, prepared by LLG Engineers, June 2010.
- [34] ITE Land Use Code 942 (Automobile Care Center) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume. Saturday Mid-day peak hour traffic volumes based on Weekday PM trip generation average rates.

Table 6-1 (Continued)
LIST OF RELATED PROJECTS AND RELATED PROJECTS TRIP GENERATION FORECAST [1]

- [35] Source: Marymount College Facilities Expansion Project Bachelor of Arts Degree Program Environmental Impact Report Appendix D, January 2010.
- [36] ITE Land Use Code 495 (Recreational Community Center) trip generation average rates.
- [37] ITE Land Use Code 566 (Cemetery) trip generation average rates.
- [38] The AM and PM peak hour trip generation forecast based on County of Los Angeles trip generation rates for townhomes/condominiums consistent with the "Traffic Impact Analysis for Senior Apartment Project", prepared by LLG Engineers, January 15, 2009.
- [39] ITE Land Use Code 881 (Pharmacy/Drugstore with Drive-Through) trip generation average rates. Saturday PM mid-day peak hour traffic volumes represent ten percent of the Saturday daily trip generation forecast.
- [40] ITE Land Use Code 853 (Convenience Market with Gas Pumps) trip generation average rates.
- [41] ITE Land Use Code 560 (Church) trip generation average rates.
- [42] ITE Land Use Code 946 (Gasoline/Service Station with Convenience Market and Car Wash) trip generation average rates. Saturday PM mid-day peak hour traffic volumes represent ten percent of the Saturday daily trip generation forecast.
- [43] ITE Land Use Code 640 (Animal Hospital/Veterinary Clinic) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [44] Source: "The Amenberg Project at Lower Point Vienne" Traffic Impact Study, prepared by LLG Engineers, July 2010.
- [45] Source: City of Rolling Hills Planning Department. Saturday trip generation forecast based on ITE Land Use Code 252 trip generation rates for Saturday.
- [46] ITE Land Use Code 430 (Golf Course) trip generation average rates.
- [47] ITE Land Use Code 720 (Medical/Dental Office) trip generation average rates.
- [48] The AM and PM peak hour trip generation forecast obtained from the Traffic Impact Analysis, "627 Deep Valley Drive Residential Mixed-Use Development", prepared by DKS Associates, October 13, 2005. Saturday trip generation forecast based on ITE Trip Generation Manual.
- [49] ITE Land Use Code 948 (Automated Car Wash) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [50] ITE Land Use Code 943 (Automobile Parts and Service Center) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [51] The AM and PM peak hour trip generation forecast obtained from the Chandler Ranch/Rolling Hills Country Club Project DEIR, April 30, 2009. Saturday trip generation forecast based on ITE Trip Generation manual.
- [52] ITE Land Use Code 931 (Quality Restaurant) trip generation average rates.
- [53] ITE Land Use Code 492 (Health/Fitness Center) trip generation average rates.
- [54] ITE Land Use Code 490 (Tennis Courts) trip generation average rates.
- [55] ITE trip rates not provided in the ITE Trip Generation manual. Saturday new member trips calculated based on existing clubhouse trips during the PM peak hour.
- [56] Source: "Traffic Impact Study for the Carson Marketplace", October 2005 prepared by Kaku Associates. Saturday trip generation forecast based on the ITE land use categories and weekday trip generation assumptions in the Traffic Impact Study.
- [57] ITE Land Use Code 130 (Industrial Park) trip generation average rates.
- [58] ITE Land Use Code 945 (Gasoline/Service Station with Convenience Market) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- Saturday Mid-day peak hour traffic volumes based on Weekday PM trip generation average rates.
- [59] ITE Land Use Code 770 (Business Park) trip generation average rates. Saturday Mid-day peak hour traffic volumes based on Weekday PM trip generation average rates.
- [60] ITE Land Use Code 610 (Hospital) trip generation average rates.
- [61] ITE Land Use Code 933 (Fast Food Restaurant without Drive Through) trip generation average rates.
- [62] ITE Land Use Code 254 (Assisted Living) trip generation average rates.
- [63] ITE Land Use Code 140 (Manufacturing) trip generation average rates.
- [64] ITE Land Use Code 561 (Synagogue) trip generation average rates.
- [65] ITE Land Use Code 918 (Hair Salon) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [66] ITE Land Use Code 841 (New Car Sales) trip generation average rates.
- [67] ITE Land Use Code 815 (Free-Standing Discount Store) trip generation average rates.
- [68] ITE Land Use Code 440 (Adult Cabaret) trip generation average rates. Daily trip ends estimated based on the assumption that the higher of the AM or PM total peak hour traffic volume typically represents 10 percent of the daily traffic volume.
- [69] ITE Land Use Code 890 (Furniture Store) trip generation average rates.
- [NT] Near-Term Related Project; i.e. development that is under construction and/or expected to be completed in the year 2012.

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**Table 5-1
EXISTING TRAFFIC VOLUMES**

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
1	Hawthorne Boulevard/ Sepulveda Boulevard [1]	09/28/2010	NB SB EB WB	8:15	2,479 1,906 1,460 1,385	5:00	2,520 2,899 1,294 1,789
2	Hawthorne Boulevard/ Pacific Coast Highway [1]	09/28/2010	NB SB EB WB	7:30	1,641 1,325 1,702 1,359	5:00	1,216 2,110 1,593 1,467
3	Hawthorne Boulevard/ Palos Verdes Drive [1]	09/28/2010	NB SB EB WB	7:45	1,251 958 931 736	5:00	940 1,427 628 739
4	Crenshaw Boulevard/ Sepulveda Boulevard [1]	09/29/2010	NB SB EB WB	7:45	1,677 1,239 1,432 2,243	5:00	2,037 1,859 1,684 1,836
5	Crenshaw Boulevard/ Lomita Boulevard [1]	09/29/2010	NB SB EB WB	7:45	1,202 1,636 737 1,704	3:15	1,959 1,852 1,609 1,224
6	Crenshaw Boulevard/ Pacific Coast Highway [1]	09/29/2010	NB SB EB WB	7:30	1,441 1,027 1,314 2,656	3:15	1,075 1,232 1,599 1,994
7	Crenshaw Boulevard/ Palos Verdes Drive [1]	09/30/2010	NB SB EB WB	7:30	1,367 948 944 955	5:00	1,015 1,146 871 958
8	Arlington Avenue/ Lomita Boulevard [1]	09/30/2010	NB SB EB WB	7:30	666 423 989 1,595	3:00	547 545 1,549 1,231
9	Narbonne Avenue/ Pacific Coast Highway [1]	09/30/2010	NB SB EB WB	7:30	761 415 1,685 2,350	5:00	474 618 2,063 2,093
10	Palos Verdes Drive East/ Palos Verdes Drive North [1]	10/07/2010	NB SB EB WB	7:30	730 302 1,324 1,214	5:00	415 520 1,326 1,239

[1] Counts conducted by Accutek Traffic Data, Inc.

[2] Counts conducted by City Traffic Counters

[3] Counts conducted by The Traffic Solution



Table 5-1 (Continued)
EXISTING TRAFFIC VOLUMES

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
11	Western Avenue/ Sepulveda Boulevard [1]	10/07/2010	NB SB EB WB	7:15	1,477 1,188 1,339 2,058	5:00	1,184 1,388 1,766 1,779
12	Western Avenue/ Lomita Boulevard [1]	10/07/2010	NB SB EB WB	7:30	1,359 1,150 1,237 1,186	5:00	908 1,263 1,767 1,142
13	Western Avenue/ Pacific Coast Highway [1]	10/12/2010	NB SB EB WB	7:30	1,388 891 1,928 1,895	5:00	1,142 1,031 1,903 1,659
14	Western Avenue/ Anaheim Street [1]	10/12/2010	NB SB EB WB	7:30	1,060 963 4 638	5:00	777 1,329 1 474
15	Western Avenue/ Palos Verdes Drive North [2]	09/28/2010	NB SB EB WB	7:15	1,945 776 1,465 984	5:00	1,247 995 1,410 1,179
16	Western Avenue/ Peninsula Verde Drive [2]	09/28/2010	NB SB EB WB	7:15	1,918 1,152 23 0	5:00	1,212 1,642 15 0
17	Western Avenue/ Green Hills Drive [2]	09/28/2010	NB SB EB WB	7:15	2,043 1,126 1 0	5:00	1,185 1,640 30 0
18	Western Avenue/ Avenida Aprenda [2]	09/28/2010	NB SB EB WB	7:30	1,758 950 455 0	5:00	1,181 1,640 101 0
19	Western Avenue/ Fitness Drive [2]	09/28/2010	NB SB EB WB	7:45	1,710 964 0 112	5:00	1,180 1,637 0 37
20	Western Avenue/ Westmont Drive [2]	09/28/2010	NB SB EB WB	7:30	1,600 936 315 593	5:00	1,215 1,547 134 539

[1] Counts conducted by Accutek Traffic Data, Inc.

[3] Counts conducted by The Traffic Solution

[2] Counts conducted by City Traffic Counters

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Table 5-1 (Continued)
EXISTING TRAFFIC VOLUMES

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
21	Western Avenue/ Toscanini Drive [2]	09/28/2010	NB SB EB WB	7:30	1,672 1,009 348 163	5:00	1,335 1,558 98 77
22	Western Avenue/ Caddington Drive [2]	09/28/2010	NB SB EB WB	7:30	1,724 1,296 160 37	5:00	1,245 1,581 270 45
23	Western Avenue/ Capitol Drive [2]	09/28/2010	NB SB EB WB	7:30	1,504 1,250 299 460	5:00	1,299 1,648 210 450
24	Western Avenue/ Park Western Drive [2]	09/29/2010	NB SB EB WB	7:15	1,717 1,154 11 232	5:00	1,561 1,528 29 347
25	Western Avenue/ Crestwood Street [2]	09/29/2010	NB SB EB WB	7:30	1,731 1,233 332 104	4:30	1,465 1,572 200 318
26	Western Avenue/ Summerland Avenue [2]	09/29/2010	NB SB EB WB	7:30	1,327 1,267 115 653	5:00	1,202 1,683 65 565
27	Western Avenue/ 1st Street [2]	09/29/2010	NB SB EB WB	7:30	1,524 1,166 322 522	4:45	1,291 1,627 264 645
28	Western Avenue/ Weymouth Avenue [2]	09/29/2010	NB SB EB WB	7:30	975 1,272 134 505	5:00	907 1,640 66 411
29	Western Avenue/ 9th Street [2]	09/29/2010	NB SB EB WB	7:30	1,118 767 207 339	4:45	974 1,152 351 309
30	Western Avenue/ 25th Street [2]	09/29/2010	NB SB EB WB	7:30	202 737 761 527	4:45	246 849 776 456

[1] Counts conducted by Accutek Traffic Data, Inc.

[3] Counts conducted by The Traffic Solution

[2] Counts conducted by City Traffic Counters

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Table 5-1 (Continued)
EXISTING TRAFFIC VOLUMES

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
31	Weymouth Avenue/ 9th Street [2]	09/29/2010	NB SB EB WB	7:30	418 263 355 430	3:00	272 294 306 378
32	Normandie Avenue/ Sepulveda Boulevard [1]	10/12/2010	NB SB EB WB	7:30	800 645 1,451 2,018	4:30	613 816 1,739 1,663
33	Normandie Avenue/ Lomita Boulevard [1]	10/13/2010	NB SB EB WB	7:30	772 770 1,517 1,370	4:45	670 892 1,626 1,137
34	Normandie Avenue/ Pacific Coast Highway [1]	10/13/2010	NB SB EB WB	7:30	536 625 1,856 1,838	4:45	717 618 1,663 1,702
35	Vermont Avenue/ Normandie Avenue [1]	10/13/2010	NB SB EB WB	7:30	1,077 495 284 0	4:45	646 436 0 0
36	Vermont Ave-Palos Verdes N- Gaffey Street/ Anaheim Street [1]	10/14/2010	NB SB EB WB NEB	7:15	816 715 447 1,003 1,519	4:45	552 937 538 1,027 1,036
37	Gaffey Street/ Westmont Drive [3]	10/12/2010	NB SB EB WB	7:30	1,134 688 711 39	4:30	1,114 935 378 280
38	Gaffey Street/ Capitol Drive [3]	10/12/2010	NB SB EB WB	7:30	1,216 874 533 0	4:45	1,319 1,145 334 0
39	Gaffey Street/ Channel Street [3]	10/12/2010	NB SB EB WB	7:15	1,309 1,207 601 597	4:30	1,270 1,240 510 614
40	Gaffey Street/ Miraflores Ave-I110 SB Ramps [3]	10/12/2010	NB SB EB WB	7:15	1,172 1,027 78 438	4:45	1,040 1,036 61 391

[1] Counts conducted by Accutek Traffic Data, Inc.

[3] Counts conducted by The Traffic Solution

[2] Counts conducted by City Traffic Counters

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Table 5-1 (Continued)
EXISTING TRAFFIC VOLUMES

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
41	Gaffey Street/ Summerland Avenue [3]	10/12/2010	NB SB EB WB	7:15	562 524 513 838	4:45	735 728 248 1,109
42	Gaffey Street/ I-110 NB and SB Ramps- SR-47 EB On-Ramp [3]	10/12/2010	NB SB EB WB	7:15	2,877 812 0 1,357	4:45	2,483 1,170 0 1,894
43	Gaffey Street/ 9th Street [3]	09/29/2010	NB SB EB WB	7:15	1,097 821 628 361	3:30	1,013 1,039 470 326
44	Vermont Avenue/ Sepulveda Boulevard [3]	10/13/2010	NB SB EB WB	7:15	1,051 786 1,473 2,442	4:45	1,097 942 1,835 2,105
45	Vermont Avenue/ Lomita Boulevard [3]	10/13/2010	NB SB EB WB	7:30	595 876 1,187 1,326	4:45	709 930 1,435 924
46	Vermont Avenue/ Pacific Coast Highway [3]	10/13/2010	NB SB EB WB	7:30	560 653 1,701 2,079	4:45	693 530 1,544 1,809
47	I-110 Southbound Ramps Pacific Coast Highway [3]	10/26/2010	NB SB EB WB	7:30	0 2,002 1,686 1,369	5:00	0 2,248 1,753 1,056
48	Figueroa Place/ I-110 Southbound Off-Ramp [3]	10/14/2010	NB SB EB WB	7:45	198 114 31 874	5:00	84 154 20 1,170
49	Figueroa Place/ Anaheim Street [3]	10/14/2010	NB SB EB WB	7:45	52 670 1,258 930	4:45	36 1,188 1,150 794
50	Figueroa Street/ Sepulveda Boulevard [3]	10/13/2010	NB SB EB WB	7:15	573 545 1,155 1,263	5:00	507 456 1,529 1,100

[1] Counts conducted by Accutek Traffic Data, Inc.

[3] Counts conducted by The Traffic Solution

[2] Counts conducted by City Traffic Counters

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Table 5-1 (Continued)
EXISTING TRAFFIC VOLUMES

28-Feb-11

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
51	Figueroa Street/ I-110 Northbound On-Ramp [3] (north of PCH)	10/26/2010	NB	7:30	1,893	5:00	1,929
			SB		348		363
			EB		0		0
			WB		7		11
52	Figueroa Street/ Pacific Coast Highway [3]	10/26/2010	NB	7:45	867	5:00	935
			SB		214		317
			EB		1,933		2,484
			WB		1,585		1,227
53	Figueroa Street/ I-110 NB on-ramp [3] (north of Anaheim Street)	10/14/2010	NB	7:45	1,227	5:00	1,118
			SB		217		165
			EB		0		0
			WB		187		97
54	Figueroa Street/ Anaheim Street [3]	10/14/2010	NB	7:15	668	4:45	685
			SB		243		175
			EB		1,342		1,410
			WB		785		859
55	Wilmington Boulevard/ Pacific Coast Highway [3]	10/26/2010	NB	7:15	940	5:00	560
			SB		409		528
			EB		1,114		1,674
			WB		1,408		1,208
56	Wilmington Boulevard/ Anaheim Street [3]	10/14/2010	NB	7:15	381	4:30	254
			SB		357		420
			EB		771		1,042
			WB		718		849

[1] Accutek Traffic Data, Inc.

[2] d by City Traffic Counters

[3] Counts conducted by The Traffic Solution

Table 5-2
EXISTING SATURDAY TRAFFIC VOLUMES [1]

NO.	INTERSECTION	DATE	DIR	SATURDAY PEAK HOUR	
				BEGAN	VOLUME
11	Western Avenue/ Sepulveda Boulevard	09/25/2010	NB SB EB WB	12:30	1,099 762 1,492 1,570
12	Western Avenue/ Lomita Boulevard	09/25/2010	NB SB EB WB	12:00	814 929 1,030 862
13	Western Avenue/ Pacific Coast Highway	09/25/2010	NB SB EB WB	12:00	1,192 848 1,892 1,586
14	Western Avenue/ Anaheim Street	09/25/2010	NB SB EB WB	12:15	900 974 0 419
15	Western Avenue/ Palos Verdes Drive North	09/25/2010	NB SB EB WB	11:15	1,425 750 1,172 762
16	Western Avenue/ Peninsula Verde Drive	11/13/2010	NB SB EB WB	12:00	1,430 1,315 18 0
17	Western Avenue/ Green Hills Drive	09/25/2010	NB SB EB WB	12:15	1,324 1,288 123 0
18	Western Avenue/ Avenida Aprenda	09/25/2010	NB SB EB WB	11:15	1,381 1,166 130 0
19	Western Avenue/ Fitness Drive	11/13/2010	NB SB EB WB	11:45	1,419 1,211 0 47
20	Western Avenue/ Westmont Drive	09/25/2010	NB SB EB WB	11:45	1,447 1,174 105 522

[1] Counts conducted by City Traffic Counters.

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Table 5-2 (Continued)
EXISTING SATURDAY TRAFFIC VOLUMES [1]

NO.	INTERSECTION	DATE	DIR	SATURDAY PEAK HOUR	
				BEGAN	VOLUME
21	Western Avenue/ Toscanini Drive	10/02/2010	NB SB EB WB	12:30	1,548 1,463 90 131
22	Western Avenue/ Caddington Drive	10/02/2010	NB SB EB WB	12:00	1,408 1,469 250 21
23	Western Avenue/ Capitol Drive	10/02/2010	NB SB EB WB	12:00	1,469 1,675 201 435
24	Western Avenue/ Park Western Drive	10/02/2010	NB SB EB WB	12:00	1,544 1,422 39 319
25	Western Avenue/ Crestwood Street	10/02/2010	NB SB EB WB	12:00	1,581 1,435 197 331
26	Western Avenue/ Summerland Avenue	10/02/2010	NB SB EB WB	12:00	1,344 1,471 62 388
27	Western Avenue/ W. 1st Street	10/02/2010	NB SB EB WB	11:30	1,486 1,338 236 481

[1] Counts conducted by City Traffic Counters.

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Table 7-1
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	WEEKDAY						SATURDAY				
		DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2] VOLUMES	MID-DAY PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL
Single-Family [3]	143 DU	1,369	27	80	107	91	53	144	1,441	70	63	133
Condominium [4]	600 DU	3,486	45	219	264	209	103	312	3,402	152	130	282
Apartment [5]	392 DU	2,607	40	160	200	158	85	243	2,505	110	94	204
Park [6]	2.8 AC	6	Nom.	Nom.	Nom.	Nom.	Nom.	Nom.	34	4	2	6
TOTAL		7,468	112	459	571	458	241	699	7,382	336	289	625

[1] Source: ITE "Trip Generation", 8th Edition, 2008.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 210 (Single-Family Residential Detached Housing) trip generation average rates.

- Weekday Daily Trip Rate: 9.57 trips/DU; 50% inbound/50% outbound
- Weekday AM Peak Hour Trip Rate: 0.75 trips/DU; 25% inbound/75% outbound
- Weekday PM Peak Hour Trip Rate: 1.01 trips/DU; 63% inbound/37% outbound
- Saturday Daily Trip Rate: 10.08 trips/DU; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 0.93 trips/DU; 53% inbound/47% outbound

[4] ITE Land Use Code 230 (Residential Condominium/Townhouse) trip generation average rates.

- Weekday Daily Trip Rate: 5.81 trips/DU; 50% inbound/50% outbound
- Weekday AM Peak Hour Trip Rate: 0.44 trips/DU; 17% inbound/83% outbound
- Weekday PM Peak Hour Trip Rate: 0.52 trips/DU; 67% inbound/33% outbound
- Saturday Daily Trip Rate: 5.67 trips/DU; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 0.47 trips/DU; 54% inbound/46% outbound

[5] ITE Land Use Code 220 (Apartment) trip generation average rates.

- Weekday Daily Trip Rate: 6.65 trips/DU; 50% inbound/50% outbound
- Weekday AM Peak Hour Trip Rate: 0.51 trips/DU; 20% inbound/80% outbound
- Weekday PM Peak Hour Trip Rate: 0.62 trips/DU; 65% inbound/35% outbound
- Saturday Daily Trip Rate: 6.39 trips/DU; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 0.52 trips/DU; 54% inbound/46% outbound

[6] ITE Land Use Code 412 (County Park) trip generation average rates.

- Weekday Daily Trip Rate: 2.28 trips/acre; 50% inbound/50% outbound
- Weekday AM Peak Hour Trip Rate: 0.01 trips/acre; assume 80% inbound/20% outbound
- Weekday PM Peak Hour Trip Rate: 0.06 trips/acre; 41% inbound/59% outbound
- Saturday Daily Trip Rate: 12.14 trips/acre; 50% inbound/50% outbound
- Saturday Peak Hour Trip Rate: 2.24 trips/acre; assume 59% inbound/41% outbound



Staff Report

City of Rolling Hills Estates

AGENDA

JAN 31 2011

ITEM NO. _____

DATE: JANUARY 31, 2011

TO: PLANNING COMMISSION

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 29-07
APPLICANT: MICHAEL COPE;
LOCATION: 26311 AND 27000 PALOS VERDES DRIVE EAST

OVERVIEW

The subject request is for approval of a Vesting Tentative Tract Map, General Plan Amendments, Zone Changes, Zone Text Amendment, Grading Plan, Development Agreement, Conditional Use Permits, Neighborhood Compatibility Determination, an Annexation/Deannexation, and an Environmental Impact Report under the California Environmental Quality Act (CEQA) for the development of a 114 home single family subdivision, a reconfigured/relocated 18-hole golf course, and a new clubhouse complex on the site of the existing Chandler Sand and Gravel and Rolling Hills Country Club facilities.

BACKGROUND

A public hearing for the subject application was last held on November 1, 2011. An excerpt of meeting minutes are provided herein as Attachment 1. At that meeting, the applicant presented the project's proposed Infiltration System to the Planning Commission, public testimony was received and some Planning Commission comment was given. The Planning Commission continued the public hearing to this meeting to allow time for the applicant to work further with the members of the equestrian community on project benefits.

DISCUSSION

The project applicant, Mike Cope, has submitted a letter (see Attachment 2) providing an update on three issues previously discussed at public hearings. First, the applicant indicates that consideration has been given to a trail between the residential development, through the golf course and into the Chandler Preserve. While a final alignment is not known at this time, the applicant agrees to a condition of approval requiring that a trail be provided as part of the final golf course and landscape plans. Second, the applicant indicates that the cause of water pooling on Vista Real in the Montecillo community has been identified and is being addressed.

Finally, the applicant indicates that discussions with members of the Palos Verdes Horseman's Association continue and additional time is needed for discussion and resolution of issues. Therefore, the applicant requests a continuance to the meeting of March 21, 2011.

At the previous two meetings where this item was heard, a large amount of public testimony was received while limited discussion about project components was received from the Planning Commission. While staff supports the applicant's request for continuance until March 21, 2011 to further address issues related to equestrian components of the project, staff requests that the Planning Commission utilize this meeting to discuss any remaining issues, comments or questions such that they may be addressed prior to the next public hearing. It can be noted that staff has previously provided staff reports, project plans and environmental documentation to the Planning Commission. For ease of reference, project staff reports and environmental documentation can also be found on the City's website.

RECOMMENDATION

The public hearing for this item remains open. Staff recommends that the Planning Commission:

1. Continue to take Public Testimony;
2. Discuss the issues; and
3. Continue the Public Hearing until Monday, March 21, 2011.

Exhibits

Attached

1. Planning Commission Meeting of 11/1/10 – Minutes Excerpt
2. Letter from Chandler Ranch Properties, LLC (1/24/11)

MINUTES EXCERPT
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2010

- B. PLANNING APPLICATION NO. 29-07; APPLICANT: MICHAEL COPE, CHANDLER RANCH PROPERTIES, LLC; LOCATION: 26311 AND 27000 PALOS VERDES DRIVE EAST. A VESTING TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENTS, ZONE CHANGES, ZONE TEXT AMENDMENT, GRADING PLAN, DEVELOPMENT AGREEMENT, CONDITIONAL USE PERMITS, NEIGHBORHOOD COMPATIBILITY DETERMINATION, AN ANNEXATION/DEANNEXATION, AND AN ENVIRONMENTAL IMPACT REPORT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE DEVELOPMENT OF A 114 HOME SINGLE FAMILY SUBDIVISION, A RECONFIGURED/RELOCATED 18-HOLE GOLF COURSE, AND A NEW CLUBHOUSE COMPLEX ON THE SITE OF THE EXISTING CHANDLER SAND AND GRAVEL AND ROLLING HILLS COUNTRY CLUB FACILITIES.

Principal Planner Cutler gave a brief Staff Report, as per written material, and recommended continuing the public hearing to Tuesday, January 18, 2011.

Mike Cope (Project Manager representing the Chandler family) came forward and provided information to the Commissioners that was requested during the last meeting. Mr. Cope explained that: 1) Chandler and RHCC have a reciprocal indemnification provision in the project agreement; 2) if the project were to meet minimum standards for horsekeeping there would be a loss of 40 lots (or 35% of the homes); 3) further pre-construction field testing utilizing Ground Penetrating Radar will be performed without cost being an issue; 4) Chandler is continuing to work with the equestrian community; 5) the project will fund the costs associated with the pedestrian/bike trail on both sides of PVDE.

Fred Graylee and Mohammed Rowther (Hunsaker & Associates, Irvine) came forward as the applicant's engineers and gave a presentation on the infiltration system design that will allow the project to meet or exceed the Regional Water Quality Control Board's mandate dealing with TMDL and the Machado Lake restoration plan.

Kevin Jennings (Chairman of Long-range Planning Committee at Rolling Hills Country Club) came forward to speak about the issue of a pedestrian trail from the southwest corner of the project to the Chandler Preserve. Mr. Jennings explained that safety and security are the most important issues with the club, and how to keep the pedestrians safe to cross the course is at issue. Seven hundred feet is a long way for them to cross a busy golf course. The club is open to finding a solution that works and is asking their consultants to look at it so that it can be addressed at the next meeting.

COMMISSIONER CONWAY asked whether there was some legal direction, so that the homeowner doesn't have to defend themselves from such things as methane and

arsenic due to the former use of the Chandler property. Mr. Cope responded that there is not but that it would be disclosed to the home buyer. Mr. Cope also pointed out that there are no residential homes on the landfill.

COMMISSIONER SCOTT asked about the drop in 40 lots and the associated infrastructure cost. Mr. Cope responded that the grading estimate was \$20 million four years ago, and if it dropped down by 40 lots, that would break down \$750,000 per lot without a home built, so it doesn't work. This is the minimum project, which originally started at 229 lots.

COMMISSIONER SCOTT then raised the Vista Real drainage problem, pointing out that there is a spot off the fairway out of the way and in a corner adjacent to the Butcher project that could be explored for use to mitigate the problem. Mr. Cope agreed that all possible solutions should be looked at for that, and he will explore that option.

COMMISSIONER REIN expressed his concern with the interaction between the equestrian community and the Chandler project but stated that it is not ready to be addressed until the next meeting. However, COMMISSIONER REIN did ask about the applicant's attitude about equestrian usage with the golf course.

Mr. Cope responded that lot #114 fronts onto PVDE and will remain in the equestrian zone, fronting right onto a trail. However, the lots that front onto the golf course are rear yards and even if you make them deep you still have a tee box there, and you don't want to hit a golf ball into an area where a horse is being kept. There is no way to do horsekeeping on 40% of the lots that have rear yards that front onto the golf course. There are also management and maintenance issues and horse trail access. There are currently no equestrian facilities on the property. The applicant agreed to the mitigation measure of adding the additional trail, and RHCC has agreed to rebuild some of the existing trails, but the equestrian community still considers the project a big takeaway. The applicant is talking with them to see how it can help preserve and enhance the equestrian legacy on the Peninsula, but the applicant does not envision the project having horsekeeping on it. A 20,000 sf lot is not an adequate horse lot.

CHAIRMAN SOUTHWELL invited members of the audience to speak.

Carole Hoffman (3 Hillside Lane, Rolling Hills) came forward. Ms. Hoffman is not a resident but an equestrian advocate. Ms. Hoffman has lived in Rolling Hills for 40 years and stated that Mr. Allen's comments at the last meeting were not official in nature on behalf of the Palos Verdes Horseman's Association, as this project has not been on an agenda item for the Association. Ms. Hoffman commented that the trail is very hazardous, and a golf course neighborhood is not compatible with equestrians. The Club View neighborhood is partially zoned equestrian now and does not stable a single horse. There is no shortage of areas in the city where neighbors can live with their horses, with supply currently exceeding demand. The city offers much more than equestrian activities, and we have an opportunity now to add a first-class golf and country club that will attract new home buyers and generate revenue. Few cities are receiving proposals for major developments in these times, and we should seize this opportunity to change the gateway from a dirt pit to an enclave of beautiful homes and spacious green fairways.

Beth Denis (12 Dapplegray Lane) came forward with traffic concerns. Getting out of Dapplegray can be a nightmare, and this project proposes an additional 1,468 car trips per day. RHE is a unique family community on the Peninsula, which already has five golf courses. The expansion of RHCC doesn't benefit most residents, as they do not belong to the club. Ms. Denis would like to see something nice there, but this project seems too large with unbearable traffic. Redondo Beach voted down redevelopment of their harbor area for the same traffic congestion concerns.

Linda Dryer (26214 Delos Drive, Torrance) came forward representing the Hillside Homeowners Association to address drainage from her community to the proposed development. Mr. Graylee advised her that this level of presentation does not outline every detail, but all the flows from the Hillside area are included in the watershed, for which Ms. Dryer thanked him.

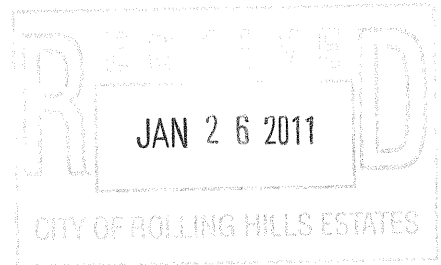
Mike Russo (9 Bridlewood Circle) came forward on behalf of the Bridlewood HOA and as the original developer of the Bridlewood neighborhood. Mr. Russo commented that Bridlewood is very much in favor of this project. There are traffic concerns, but for over 30 years they've put up with trucks going in and out every day. This is not a perfect situation, but the homeowners are very happy to see something happening here, which they have waited for since the 1970s. Mr. Russo commended Chandler and Mr. Cope for putting this project together, as it is a winner for the city, the Peninsula and Bridlewood.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SCOTT,

TO CONTINUE PA 29-07 TO JANUARY 31, 2011.

AYES:	O'Day, Conway, Southwell, Scott, Rein, Huff, Bayer, Chairman Southwell
NOES:	None
ABSTAIN:	None
ABSENT:	None

Chandler Ranch Properties, LLC
26311 Palos Verdes Drive East
Rolling Hills Estates, California 90274
310-784-2900 (Office)
310-326-5810 (Fax)



Via Email

January 24, 2011

Niki Cutler
Senior Planner
City of Rolling Hills Estates
Rolling Hills Estates, California 90274

Re: Project Update and Request for Continuance - Rolling Hills Country Club/Chandler Project

Dear Niki,

The Planning Commission at its meeting in October requested that the Project sponsors consider the addition of a pedestrian trail that would provide access from the southwest portion of the residential area to the 28 acre Chandler Preserve. This trail would provide access through the proposed new golf course. Rolling Hills Country Club will provide such a trail. There are several options for the trail and each will need to be further studied as a part of the final golf course plans. A condition of approval that such a trail be provided and approved as a part of the final golf course and landscape plans is acceptable.

The Planning Commission also inquired as to what drainage provisions could be incorporated into the new golf course design that would eliminate the current storm water back-up that occurs onto Vista Real Drive in the Monticello neighborhood. We have determined that the reason for the backup is that the existing outlet pipe on the golf course empties into a small sump that must completely drain before the water on Vista Real can empty. RHCC has already contracted to have the outlet pipe day light out onto the golf course thus eliminating the sump back up problem.

Chandler continues to meet with representatives of the Palos Verdes Peninsula Horsemen's Association. It is anticipated that several additional weeks are required to complete the ongoing discussions.

Therefore, Chandler requests a continuance of the public hearing to March 21, 2011 which will allow for continued discussions and potential resolutions of these issues among the parties prior to further hearings.

Please call with any questions.

Sincerely,

A handwritten signature in black ink that reads "Mike Cope". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

J. Michael Cope
Director of Real Estate

cc: David Wahba

DailyBreeze.com
LAX TO L.A. HARBOUR

Rolling Hills Estates hearing on Chandler Ranch moved to April

By Melissa Pamer Staff Writer

Posted: 02/01/2011 06:25:11 PM PST

Updated: 02/02/2011 11:14:02 AM PST

A long-planned and controversial residential development in Rolling Hills Estates will return for a hearing in April, following a Planning Commission action this week.

The commission on Monday moved to continue hearings on the 114-home Chandler Ranch project at the request of representatives of the development, which includes a construction waste landfill and adjacent Rolling Hills Country Club.

The project's backers reported to the city that they are seeking to work out differences with local equestrians, some of whom are critical of the development because it would not include horse facilities and would not complete a desired horse trail.

The project will be considered again on April 4, according to city Principal Planner Niki Cutler.

- Melissa Pamer

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City Beats

Thursday, March 3, 2011 11:20 AM PST

RANCHO PALOS VERDES**Palos Verdes Marathon will happen on May 14**

The city of Rancho Palos Verdes gave final approval for the Palos Verdes Marathon Monday night at a specially scheduled public hearing.

The race, organized by the Rolling Hills Estates Kiwanis Club, will take place on May 14, start in RPV and run along Palos Verdes Drive into Palos Verdes Estates and back.

This was the third meeting the council had regarding the marathon, which needed to be rushed through the approval process for organizers to break even on the event.

Nobody spoke against the marathon at the meeting, and the race's permit was approved with a 5-0 vote.

For more information, visit www.palosverdes.com/marathon.

— Jeremiah Dobruck

ROLLING HILLS ESTATES**Equestrian meeting scheduled for Chandler project**

The equestrian community and developers of the Chandler Ranch project are looking for a solution to mitigate the loss of a chunk of the horsekeeping zone in Rolling Hills Estates.

They are inviting members of the horse community and residents in general to a joint meeting on Tuesday, March 8 at 6 p.m. at City Hall to discuss options.

The proposed Chandler Ranch development sits at the entrance of RHE along Palos Verdes Drive East. It includes an expansion of the Rolling Hills Country Club, an Arnold Palmer-designed golf course and up to 114 new homes.

The homes would not be designed for horsekeeping despite being in a zone that requires it. It also would not complete a horse trail, which the city had planned to require of a developer.

On Tuesday, the Equestrian Committee, City Council, Chandler representatives and the Horseman's Association will meet to discuss what improvements the horse community should receive in place of the lost overlay and trail.

The public is invited to hear ideas and give its input.

— Jeremiah Dobruck

Chandler Ranch Development Project

Proposed City-Wide Equestrian Improvements

1. Ernie Howlett Park
 - Cover main arena with grandstand
 - Add 40 stalls
 - Add covered round pen
 - Add Bathroom
 - Replace arena fencing and sprinkler system
2. Dapplegray Park
 - (2) Covered round pens
 - Bathroom
 - Equipment storage building
 - Enlarge main arena and improve sprinkler system
3. Pepperwood Park
 - Covered round pen
 - Increase size of round pen
4. Rockbluff Park
 - Add new riding arena
 - Add new covered round pen
 - Pave the parking area
 - Add restroom building
5. Chandler Park
 - Add Covered round pen
 - Cover existing riding arena
 - Enlarge arena and improve sprinkler system
6. Trails
 - Rehab existing trails
 - Extend trail along west side of PVDE down to Lomita border then turn west to Lomita water tower with a rest stop



Print Page

A deal for the horses

By Jeremiah Dobruck, Peninsula News
Thursday, March 10, 2011 12:46 PM PST

Chandler development could provide \$2 million in equestrian amenities.

RHE — Dozens of new amenities could be built for the equestrian community as part of a deal that involves zoning changes in the proposed Chandler Ranch development.

The Chandler Co. and the Rolling Hills Country Club are currently traversing the city's planning process trying to finalize plans for a 224-acre expansion to the country club that includes 114 homes and a golf course at the entrance to Rolling Hills Estates along Palos Verdes Drive East.

The area, which is currently occupied by Chandler's Sand and Gravel Facility, is zoned to require any housing lots be built large enough for keeping horses. But in order to build 114 homes on smaller lots and golf-course-adjacent homes, developers are asking RHE to lift the horse requirements.

Chandler and RHCC also are asking the city to remove a stipulation making them complete a horse trail that would cut directly through the golf course.

To compensate, developers and the horse community are starting to draft an agreement that would guarantee \$2 million of equestrian-related improvements throughout the city if the requirements are lifted.

On Tuesday night, the equestrian community and general public got a glimpse at the kind of improvements that could happen.

Dale Allen, president of the Palos Verdes Peninsula Horsemen's Association, presented a list of possible improvements with the help of Patrick Killen, an architect working on the project.

"This would be a way to allow the Chandler project to eliminate a portion of their obligations and be able to upgrade the equestrian community at large by doing these capital improvements," Killen said.

The gem of the improvements could be at Ernie Howlett Park: a covered arena with grandstands, stalls to rent out during events and bathrooms. Killen also presented dozens of other possible improvements scattered throughout RHE.

No project, however, is set in stone.

"This shopping list is something we put together sometime back, and it could be very flexible," Allen said.

The point of this meeting was to begin educating the public and City Council, and soliciting input from the horse community about improvements they would want.

Currently, there is no guarantee the project will go through.

The Planning Commission is looking at the Chandler Ranch proposal, and the next meeting to discuss it is planned for April 4.

If they get through the planning process the plans will go to the City Council for the final say.

While this is going on, developers, Dale Allen and the team representing the equestrian community are drafting the agreement to guarantee the \$2 million for horse-related improvements.

RHE already knows developers will be required to pay a \$2.6-million chunk of fees that the city is required to put back into parks and recreation budgets as mitigation. If the city agrees to earmark \$1 million of that money to the equestrian improvements, Chandler has offered to contribute an additional \$1 million to the cause.

"We think it goes much, much further in terms of preserving the equestrian legacy in the city than building some houses that happen to have the horse overlay on it or a trail that some people had indicated is really not that quality," Mike Cope, representing Chandler, said.

Chandler's and the country club's benefit from this deal would be the ability to build 114 houses instead of 74 homes on the larger lots required by the horse overlay. Cope previously said building only 74 homes could kill the project.

All the improvements hinge on whether an agreement is drafted and if the city gives final approval to the Chandler Ranch development.

So far though, indications have been positive. On Saturday at the City Council's policy development session, members made a policy decision to support the swap.

That policy decision does not take into account any details that may come up in the final contract. And Doug Prichard, RHE's city manager, reminded attendees that the devil is in the details.

"Council has set a policy agreement, but it's not binding until they sign on the dotted line," Prichard said.

The Horsemen's Association is soliciting suggestions of what improvements the equestrian community wants to see. They can be sent to Allen at daleallen39@cox.net.

jdobruck@pvnews.com



Staff Report

City of Rolling Hills Estates

AGENDA

JAN 31 2011

ITEM NO. 7B

DATE: JANUARY 31, 2011

TO: PLANNING COMMISSION

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 15-10
APPLICANT: CRAIG KNICKERBOCKER;
LOCATION: 2222 PALOS VERDES DRIVE NORTH

OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

BACKGROUND AND DISCUSSION

A public hearing for the subject application was held on January 18, 2011. Minutes of that meeting are included as Attachment 2 to this report. At that meeting, the Planning Commission directed staff to prepare a resolution recommending approval of the above-noted project to the City Council. Accordingly, Resolution No. PA-15-10 is included as Attachment 1 herein.

The resolution includes conditions of approval previously suggested in the January 18, 2011 staff report. In addition, staff has included conditions of approval to address items discussed by the Planning Commission and the public as follows:

- Condition of Approval No. 26 addresses a requirement for further review to determine adequate parking should the Metropolitan Water District or north church campus parking become unavailable for south campus uses in the future.
- Condition of Approval No. 27 indicates that the project shall strive to become certified at the Silver level in the Leadership in Energy and Environmental Design (LEED) program.
- Condition of Approval No. 28 indicates that the project applicant shall minimize water flowing onto the public bridle trail to the south of the project site and, to the extent feasible, address flooding in the area with the Metropolitan Water District.

- Condition of Approval No. 29 indicates that the project shall strive to provide landscaped parking spaces in addition to the 123 spaces proposed on the site plan and that a plan for the delineation of landscaped spaces shall be reviewed and approved by the City Traffic Engineer.

Further, it can be noted that Condition of Approval No. 25 indicates that all existing conditions of approval from previous resolutions addressing the project site remain in full force and effect unless subsequently modified.

RECOMMENDATION

Staff recommends that the Planning Commission approve Planning Commission Resolution No. PA-15-10 recommending approval of the project and adoption of the associated Mitigated Negative Declaration to the City Council.

EXHIBITS

Attached

1. Planning Commission Resolution No. PA-15-10
2. Minutes Excerpt – 1/18/11

Pa 15-10 pm2.doc

PLANNING COMMISSION
CITY OF ROLLING HILLS ESTATES
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PA-15-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES, RECOMMENDING APPROVAL OF A NEIGHBORHOOD COMPATIBILITY DETERMINATION, GRADING APPLICATION, AND A CODE AMENDMENT TO PERMIT THE PARKING OF VEHICLES ON A LANDSCAPED (I.E., GRASS PAVED) SURFACE FOR A 16,232 SQUARE FOOT EXPANSION TO THE SOUTH CAMPUS OF ROLLING HILLS COVENANT CHURCH, SAID EXPANSION AREAS CONSISTING OF A CHOIR ROOM, RECEPTION AREAS, CONFERENCE ROOMS, OFFICES, KITCHEN, BATHROOMS, SUNDAY SCHOOL ROOMS, STORAGE AREAS, CIRCULATION AREAS ON BOTH THE MAIN AND LOWER LEVELS, AND A 1,068 SQUARE FOOT DECK EXPANSION ON A 7.25-ACRE PARCEL. APPLICANT: MR. CRAIG KNICKERBOCKER (ROLLING HILLS COVENANT CHURCH); LOCATION: 26815 ROLLING HILLS ROAD.

WHEREAS, Mr. Craig Knickerbocker filed an application with the Planning Department requesting permission to expand and remodel Rolling Hills Covenant Church and to amend the Rolling Hills Estates Municipal Code to permit the parking of vehicles on a landscaped (i.e., grass-paved) surface on a 7.25-acre parcel; such an application as required by Chapters 17.20, 17.62, 17.07, and 17.40 of the Rolling Hills Estates Municipal Code; and

WHEREAS, project plans are attached as *Exhibit A* to this Resolution; and

WHEREAS, the project does not propose an expansion of sanctuary seating or an increase in the enrollment at the church school; and

WHEREAS, the project proposes to utilize grass-paved parking spaces as landscaped area counting toward the project minimum landscaping requirement; and

WHEREAS, the Planning Commission would support a Variance to permit less landscaping than required by Code to preserve the number of parking spaces proposed on the site plan, should the City Council deny the proposed Code Amendment; and

WHEREAS, an Initial Study was prepared by the City in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the project would not have a significant impact on the environment with proper mitigation. As such, a Mitigated Negative Declaration was prepared; and

WHEREAS, in accordance with Section 65033 of the Government Code, the public, abutting cities, affected agencies and districts were notified of the availability of the Initial Study and Mitigated Negative Declaration and were given an opportunity to review and comment; and

WHEREAS, the Planning Department responded in writing to said comments in the Initial Study; and

WHEREAS, upon giving the required notice the Planning Commission conducted a Public Hearing on the 18th day of January, 2011. All interested parties were given full opportunity to be heard and to present evidence; and

WHEREAS, given that the application includes a request for an amendment to the Municipal Code which requires approval by the City Council, the Planning Commission acts in an advisory capacity for the subject application; and

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills Estates does hereby resolve as follows:

SECTION 1. That the foregoing facts constitute conditions necessary to recommend approval of a Neighborhood Compatibility Determination, grading application, and a Code

Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Therefore, the Planning Commission recommends approval of PA-15-10 to the City Council. Unless otherwise stated, these conditions must be met at all times by the applicant, otherwise, this approval becomes null and void.

1. That the development shall be located and constructed as shown on *Exhibit A*.
2. That any substantial modification including, but not limited to, exterior building elevations, parking lot design, and landscaping, shall receive prior approval of the Planning Commission; minor modifications may be approved by the City Manager.
3. That all applicable requirements of the State, County, City and other Governmental entities, must be met.
4. That prior to issuance of Building Permits or Grading Permits, a Zone Clearance shall be obtained from the Planning Department.
5. That this project, classified as a "large project" under Ord. No. 668, shall be subject to a twelve month time period (commencing upon the effective date of project approval), in which the entire project must be submitted for plan check review with the Department of Building and Safety, with two six month time extensions maximum allowed to be granted by the Planning Commission.
6. That the applicant shall comply with all applicable NPDES (National Pollutant Discharge Elimination Systems) requirements.
7. That all proposed new utilities shall be placed underground to the nearest off-site facility, per Municipal Code Section 15.04.080.
8. The applicant shall defend, hold harmless and indemnify at his or her own expense the City, its agents, officers and employees, from any claim, action, or proceeding, to attack, set aside, void or annul the approval granted in this resolution and shall reimburse the City, its agents, officers and employees for any damages, court costs and attorneys' fees incurred as a result of such action. The City at its sole discretion may participate in the defense of any such action but such participation shall not relieve applicant of his or her obligation under this condition.
10. The applicant shall erect a six-foot high security fence around the construction area(s) of the property to the satisfaction of the Planning Director and Building Official. Prior to construction, a construction sign(s) as provided by the City shall be conspicuously posted on the fence adjacent to the street of the project and/or adjacent to all entrances of the project. The site shall be maintained in a clean sanitary manner at all times during and after construction.
11. That the storm drainage from building roofs and paved areas shall be collected on-site and discharged to the street under any sidewalk and/or roadway.
12. That all roof-mounted equipment shall be screened from view. Any screening features shall be architecturally integrated with the proposed structure and shown on Exhibit A, as approved by the Planning Commission.
13. That, prior to the issuance of Zone Clearance, a method of control to prevent dust and windblown earth problems, and the route for trucking soil, shall be submitted to, and approved by, the City Manager.
14. That permits are required for all work within public rights-of-way, and shall be subject to review and approval of the City Manager.
15. That all handicapped spaces are to be posted and painted to meet the State Handicapped Parking Requirements.

16. That the applicant shall comply with the City's Noise Ordinance, both during the construction phase of the development and during the operation of the complex after construction is completed.
17. That trash enclosures shall be architecturally compatible with the proposed construction as approved by the Planning Commission and shown in Exhibit A, incorporated herein by reference. The trash receptacle and debris shall be contained and maintained within the enclosed area.
18. That, prior to issuance of a Zone Clearance, the applicant shall: (A) submit a Landscaping and Irrigation Plan prepared by a licensed Landscape Architect for the subject site; and (B) shall have that Plan reviewed by the Park and Activities Commission; and (C) shall have the landscaping and irrigation installed to the satisfaction of the City Manager prior to occupancy.
19. That the Landscape Plan shall comply with Chapter 17.59 (Landscaping and Irrigation) of the Municipal Code for water efficiency.
20. That the development shall not produce odors which would exceed State or County Sanitation Standards or odors determined to be offensive by the County Health Department.
21. That no storage containers, merchandise or delivery trucks shall be permitted in any off-street parking lots.
22. That all prior conditions of approval included in Resolutions applicable to the subject project site, including but not limited to conditions included in Resolution Nos. 982, CUP-100-86, and CUP-101-93 attached hereto and incorporated herein by reference as *Exhibit B*, and all subsequent amendments shall remain in full force and effect unless modified or superseded by subsequent City action. Should any conditions of approval conflict, the more restrictive shall apply.
23. Prior to issuance of construction permits, Planning staff shall review the materials and colors of the proposed structures, including but not limited to, the new 2-story Administration Building, remodel of the facility's existing Administration Building, and the new 2-story maintenance shed, to ensure compatibility with the existing structures and compliance with the objectives of the City's Neighborhood Compatibility Ordinance (as outlined in RHE Municipal Code § 17.62.030).
24. Prior to the issuance of construction permits, the project proponent shall apply for a Special Use Permit (SUP) to be exempt from the power/light intensity requirements (item "B") of the City's residential lighting standards (Section 17.42.030[B] of the City of Rolling Hills Estates' Municipal Code). The SUP application shall include a lighting plan that demonstrates compliance with Municipal Code Section 17.42.030(D), which limits any indirect illumination of neighboring properties to four-tenths footcandle at the property line or less.
25. Grading, trenching, and excavation activities on the project site shall be monitored by a qualified archeological monitor approved by the City. If buried archeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until the monitor can assess the significance of the archaeological resources and recommend to the City the appropriate action. The Planning Director shall be notified of any finds and the recommendation of the monitor within 24-hours. At the conclusion of monitoring, a report of findings with an appended itemized inventory of specimens shall be prepared and submitted to the Planning Director to indicate completion of project monitoring. Disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. In the event of the accidental discovery of any human remains, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 shall be implemented.
26. That sufficient parking for the subject application continues to utilize overflow parking areas on the Metropolitan Water District property as well as available parking on the

Rolling Hills Covenant Church north campus accessible through shuttle service between church campuses. Should Metropolitan Water District or north campus parking become unavailable for south campus uses, further review to ensure the adequacy of available parking shall be required by the Planning Commission.

27. That the project shall strive to become certified at the Silver level in the Leadership in Energy and Environmental Design (LEED) program.
28. That the project applicant shall minimize water flowing onto the public bridle trail to the south of the project site. To the extent feasible, the applicant shall work with the Metropolitan Water District to make off-site improvements to the portion of the trail to the south of the site that experiences flooding.
29. That the project shall strive to provide landscaped parking spaces in addition to the 123 spaces proposed on the site plan. A method to delineate the landscaped parking spaces (i.e., with flags) shall be required and approved by the City Traffic Engineer to ensure that spaces are utilized as shown on the parking plan.
30. That the final trail realignment near the easterly property line will be reviewed and approved by the City Manager or his designee. The trail shall be at least fifteen feet wide.
31. That the project applicant shall coordinate with the Metropolitan Water District (MWD) prior to and during grading or construction on the project site to ensure no disruption to MWD activities.
32. That all project Mitigation Measures, as identified in the attached Mitigation Monitoring Program (*Exhibit C*), shall be completed to the satisfaction of the responsible Department/agency.
33. Prior to issuance of a grading or building permit, the project applicant shall provide a haul route plan for review and approval by the City Engineer. The haul route plan shall identify routes for vehicles accessing the project site, staging areas, and worker parking areas.
34. That prior to demolition, the applicant shall submit a traffic control plan to minimize traffic disruption, subject to review and approval by the City of Rolling Hills Estates; said plan shall include, but not limited to, the use of flag persons.
35. All construction activity shall be limited to between the hours of 7:00 A.M. and 5:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. No work shall be permitted on Sundays or holidays (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day).
36. No queuing of trucks or arrival of construction materials and/or workers to the construction site shall be permitted outside the permitted construction hours and days.
37. Contractor shall ensure that construction equipment is fitted with modern sound-reduction equipment.
38. That the applicant shall, to the extent feasible or as required by law, salvage and recycle demolition materials.
39. Prior to issuance of building permits, the project applicant shall be required to pay its fair share of applicable fees for General Plan purposes, as a condition of the discretionary land use approvals granted by the City.

SECTION 2. The Planning Commission hereby recommends approval the Mitigated Negative Declaration, finding that the proposed project, subject to the conditions stated herein, will not result in any adverse environmental impacts.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution.

ADOPTED this 31st day of January, 2011.

TIM SCOTT, CHAIRMAN

ATTEST:

DOUGLAS R. PRICHARD, CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. PA-15-10 was adopted by the Planning Commission of the City of Rolling Hills Estates at a regular meeting held thereof on the 31st day of January, 2011, by the following vote:

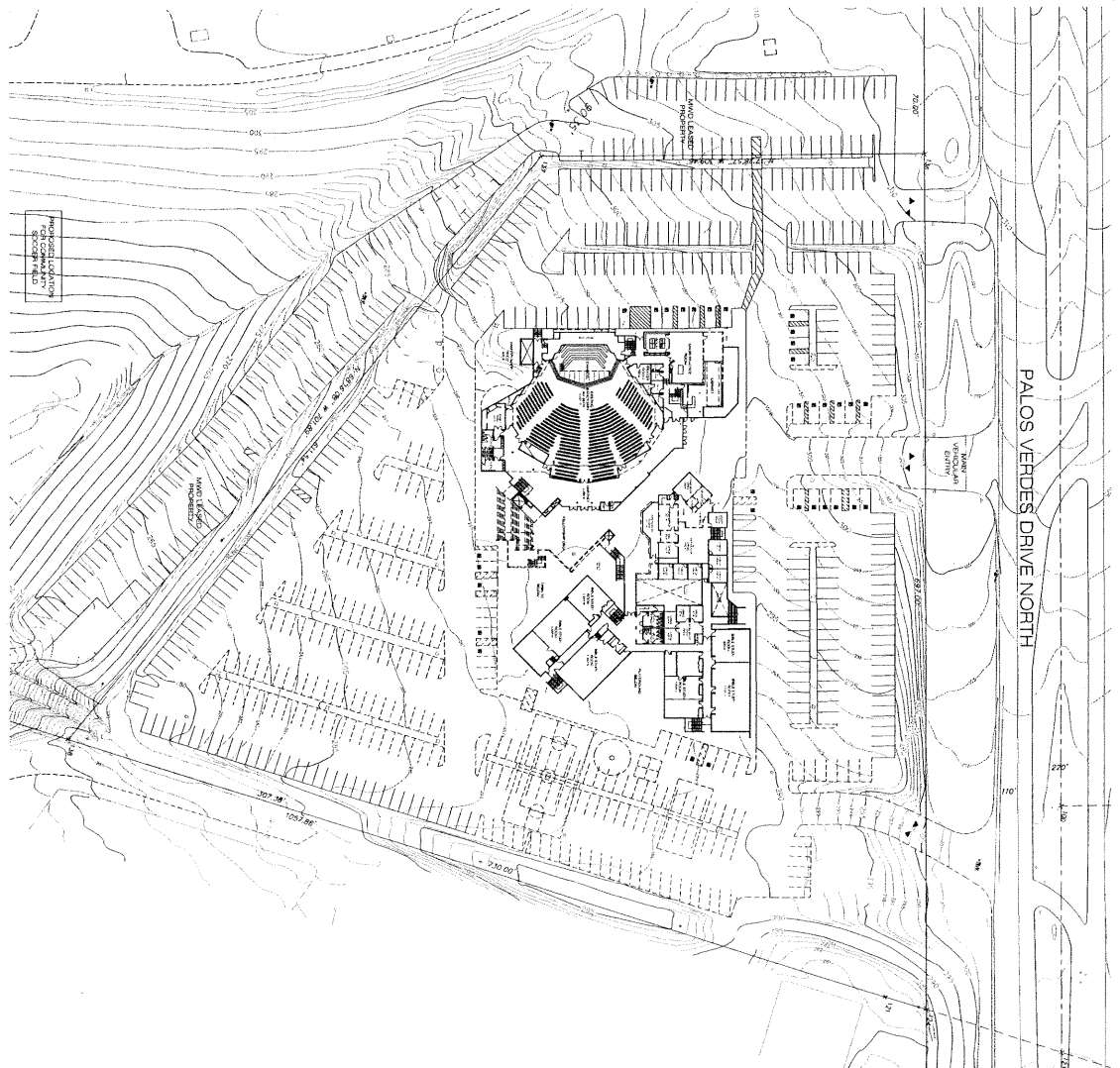
AYES:

NOES:

ABSENT:

ABSTAIN:

DOUGLAS R. PRICHARD, CITY CLERK



LEGEND

- ===== EXISTING WALL TO REMAIN
- EXISTING WALL TO REMAIN

SITE PLAN

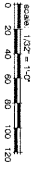
DEMO

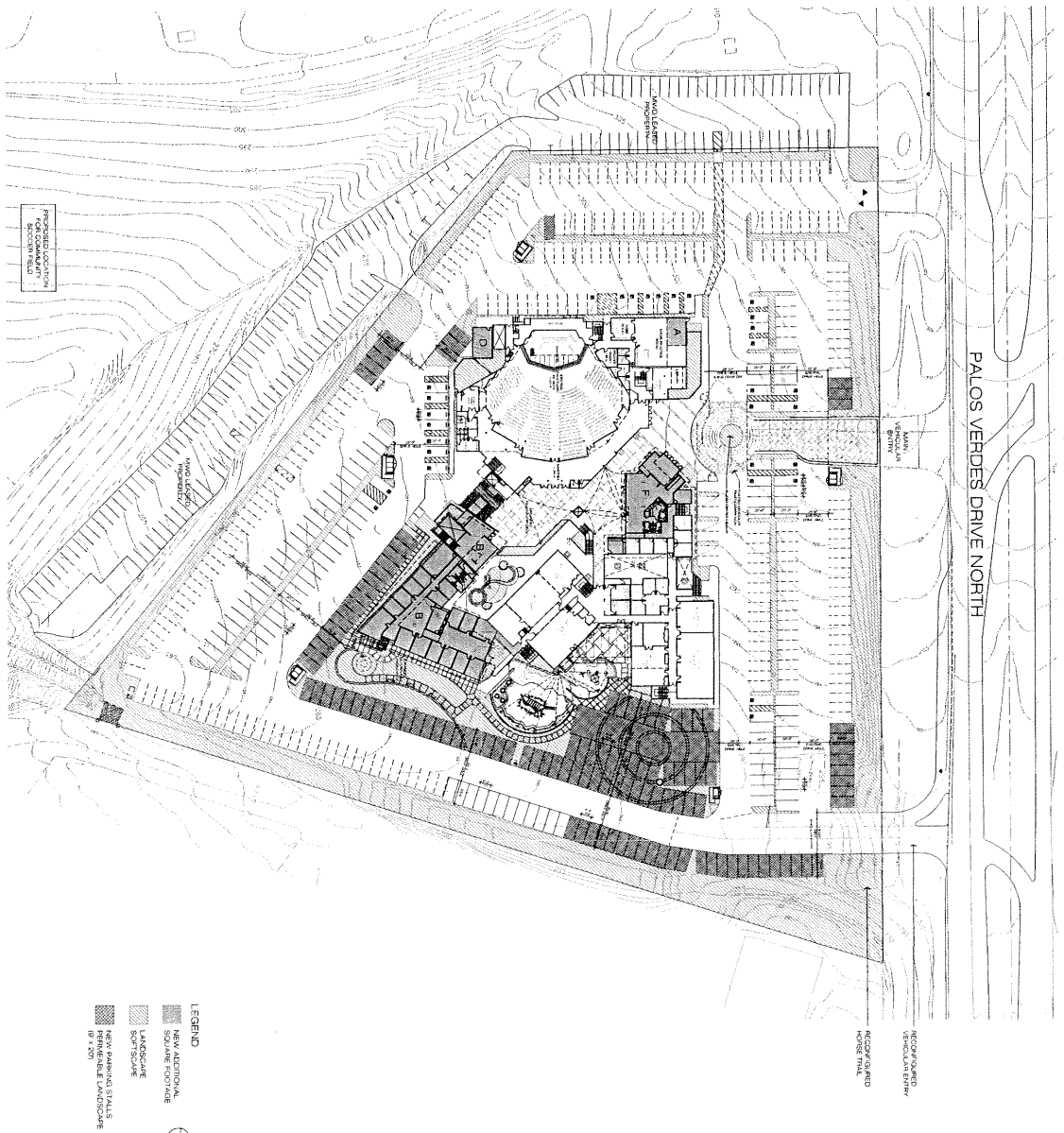
ROLLING HILLS COVENANT CHURCH
 ROLLING HILLS ESTATES, CALIFORNIA

CLARET
 ROLLING HILLS COVENANT CHURCH
 2227 West Spang Road, Rolling Hills, CA 90270

Winters Malcom Architects, LLP
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: (310) 511-9922

DATE: January 11, 2011
 PROJECT: Church of the Holy Spirit





SOUTH CAMPUS

PROJECT SUMMARY

Site: 10000 Palos Verdes Drive North, Palos Verdes Estates, CA 90274
 Owner: The Palos Verdes Peninsula Foundation
 Architect: WATG, Inc.
 Date: 11/10/2010

NEW ADDITION PROGRAM SUMMARY

Item	Description	Area (sq. ft.)	Volume (cu. ft.)
A	NEW ADDITION	100,000	1,000,000
B	NEW ADDITION	100,000	1,000,000
C	NEW ADDITION	100,000	1,000,000
D	NEW ADDITION	100,000	1,000,000
E	NEW ADDITION	100,000	1,000,000
F	NEW ADDITION	100,000	1,000,000

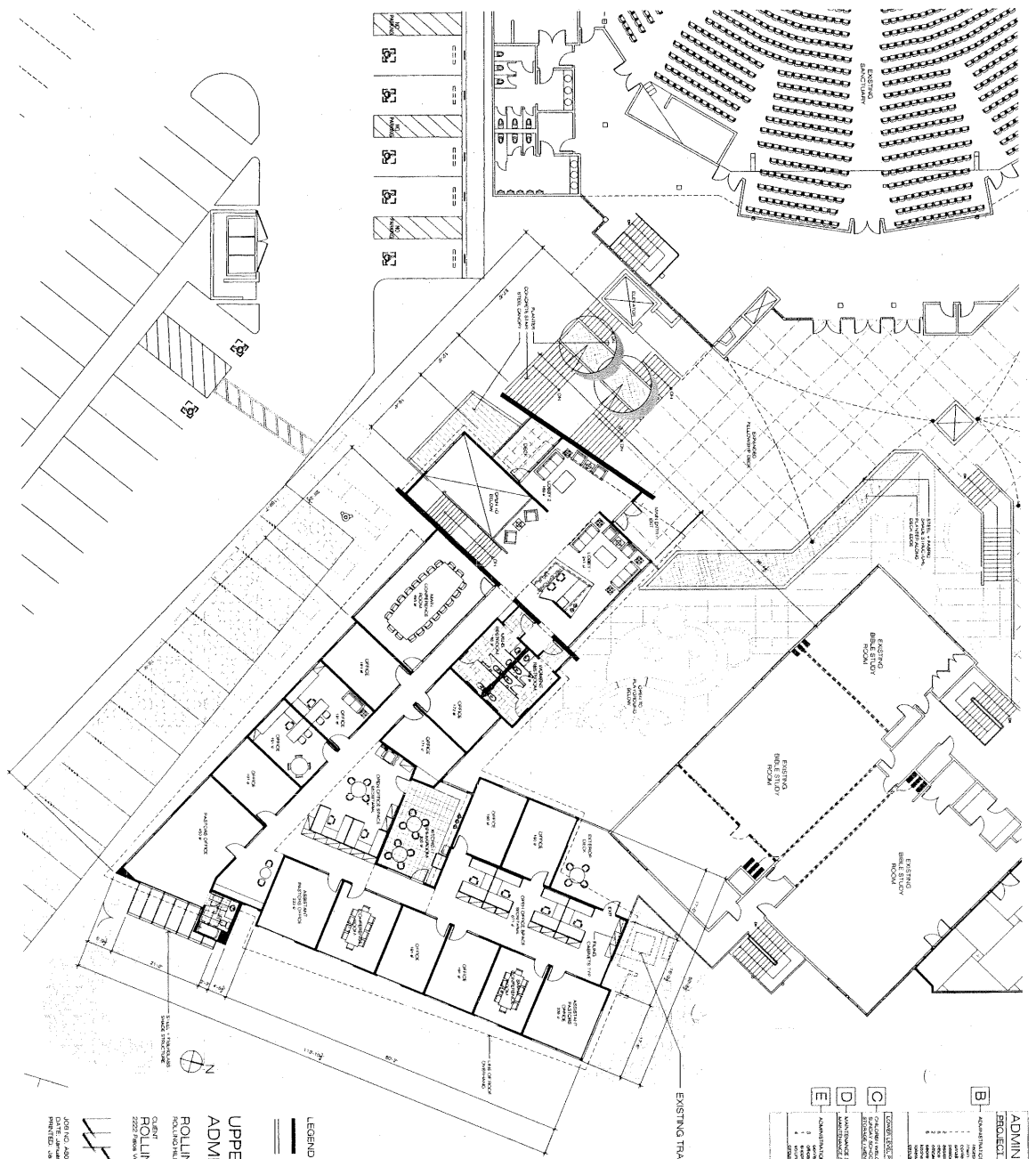
LANDSCAPE DIAGRAM

UPPER LEVEL

ROLLING HILLS COVENANT CHURCH
 2201 N. 100th Ave.
 Palos Verdes Estates, CA 90274

WATG, Inc.
 2201 N. 100th Ave.
 Palos Verdes Estates, CA 90274

Scale: 1" = 100'
 0 20 40 60 80 100 120



ADMINISTRATION BUILDING			
PROJECT SUMMARY			
B. ADMINISTRATION BUILDING		1,000 sq ft	1,000 sq ft
C. ADMINISTRATION BUILDING		1,000 sq ft	1,000 sq ft
D. ADMINISTRATION BUILDING		1,000 sq ft	1,000 sq ft
E. ADMINISTRATION BUILDING		1,000 sq ft	1,000 sq ft
TOTAL		1,000 sq ft	1,000 sq ft

LEGEND
 — NEW WALL
 — EXISTING WALL TO REMAIN

UPPER LEVEL BUILDING PLAN
 ADMINISTRATION BUILDING
 ROLLING HILLS COVENANT CHURCH
 2200 ROLLING HILLS COVENANT CHURCH
 ROLLING HILLS COVENANT CHURCH
 2200 ROLLING HILLS COVENANT CHURCH

WINTER HARBOR ARCHITECTS, LLP
 2201 N. 100th Street
 Suite 100
 Portland, OR 97203
 P.O. Box 217025

DATE: 10/20/2011
 SCALE: 1/8" = 1'-0"
 0 8 16 24 32
 PRINTED: January 20, 2011



Scale: $1/8" = 1'-0"$

Scale: $1/8" = 1'-0"$

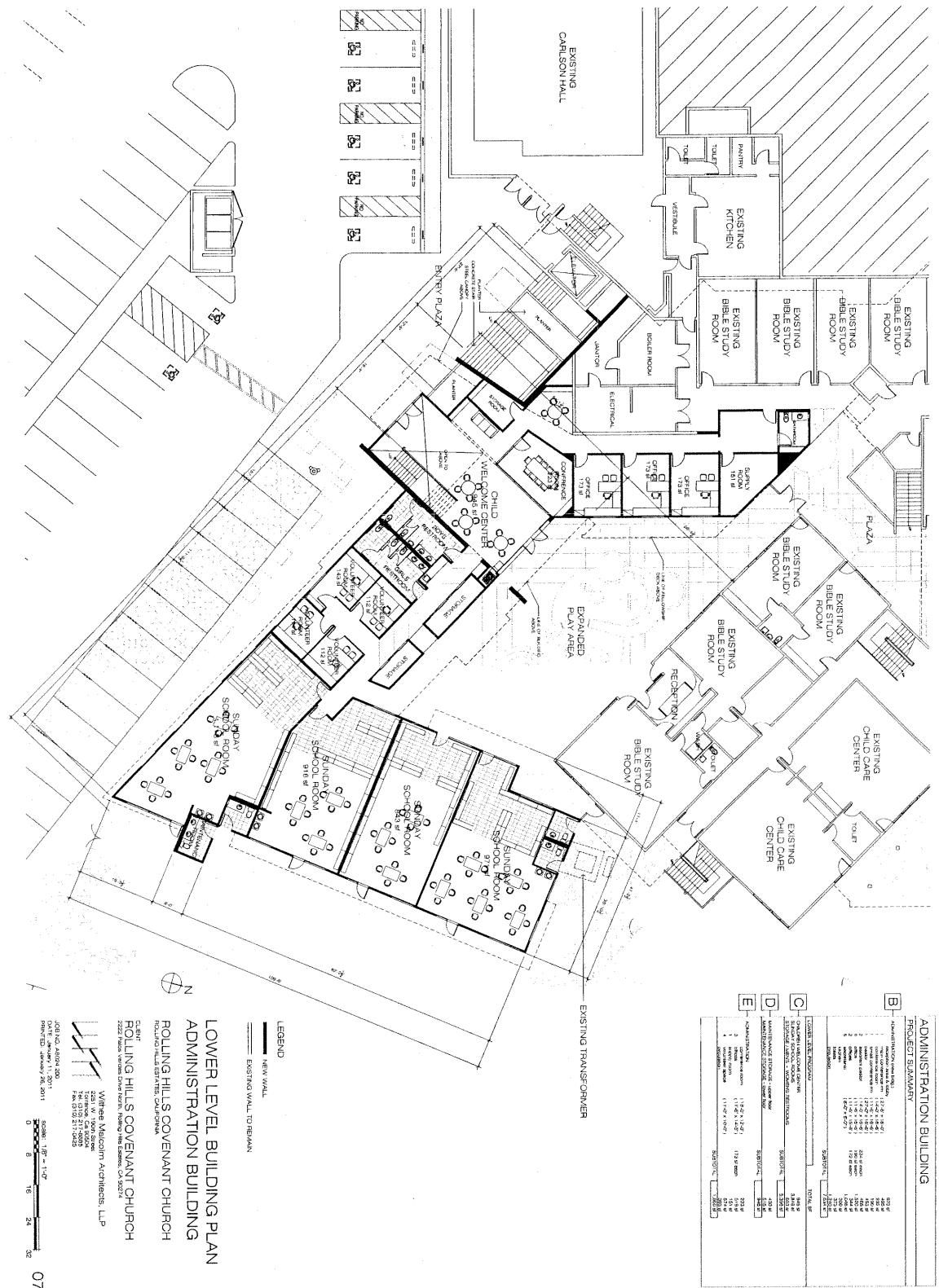
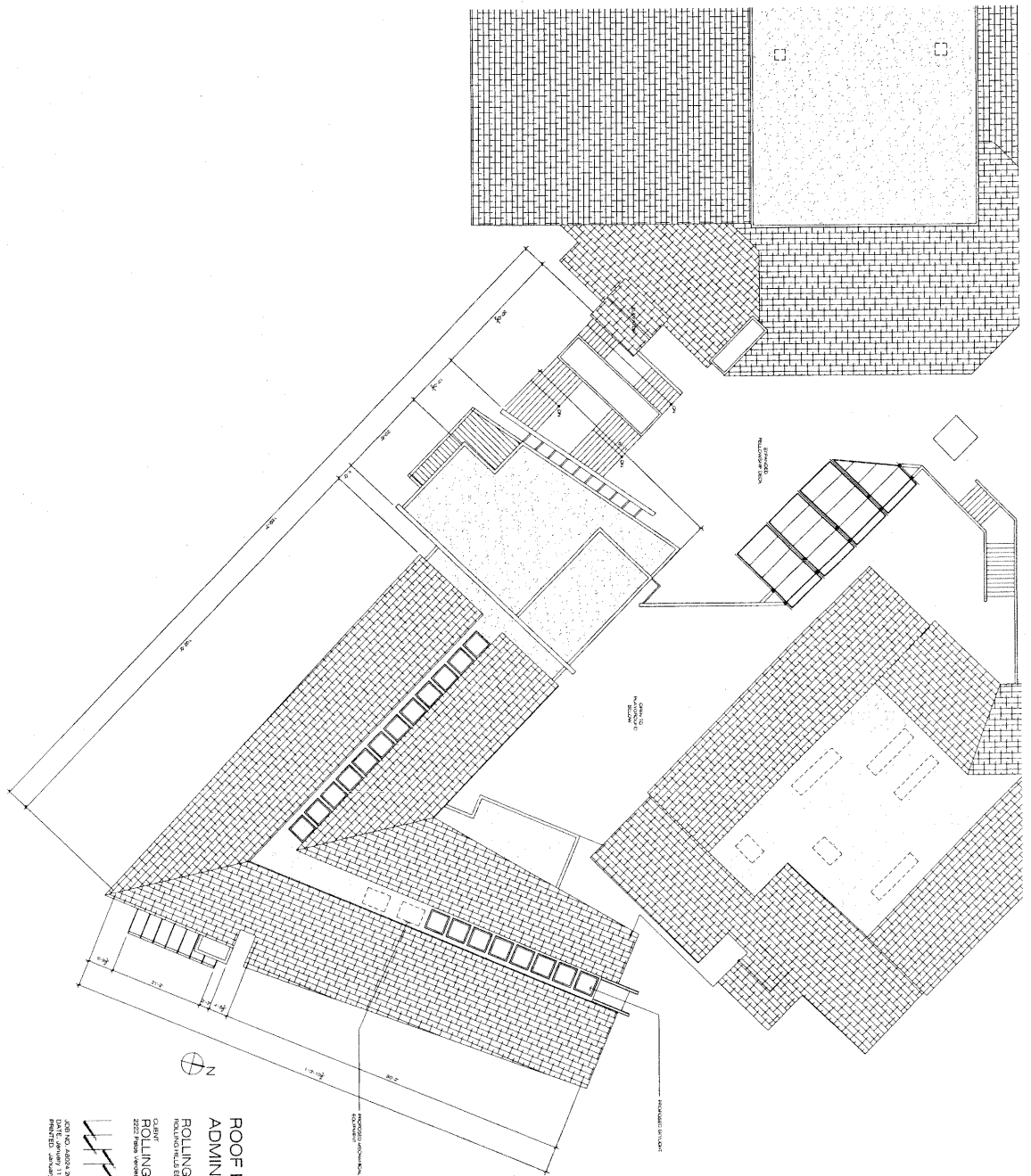
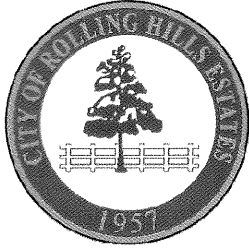


EXHIBIT A (PAGE 7 OF 21)



ROOF PLAN
 ADMINISTRATION BUILDING
 ROLLING HILLS COVENANT CHURCH
 ROLLING HILLS ESTATES, CALIFORNIA
 CLIENT
 ROLLING HILLS COVENANT CHURCH
 2222 Pines Drive North, Rolling Hills Estates, CA 90274
 WITHIN MARCOFF ARCHITECTS, LLP
 2221 W. 10th Street
 Suite 200
 Los Angeles, CA 90008
 Tel: (310) 217-0000
 Fax: (310) 217-0005
 DATE: January 11, 2011
 PRINTED: January 20, 2011
 SCALE: 1/8" = 1'-0"
 0 8 16 24 32
 09



Staff Report

City of Rolling Hills Estates

AGENDA

FEB - 8 2011

ITEM NO. 8C

DATE: FEBRUARY 8, 2011

TO: MAYOR AND CITY COUNCIL

FROM: DAVID WAHBA, PLANNING DIRECTOR
NIKI CUTLER, AICP, PRINCIPAL PLANNER

SUBJECT: PLANNING APPLICATION NO. PA-15-10
APPLICANT: CRAIG KNICKERBOCKER/ROLLING HILLS COVENANT CHURCH
LOCATION: 2222 PALOS VERDES DRIVE NORTH

OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

BACKGROUND/DISCUSSION

Application Filed: 6/24/10
Public Notices
Mailed: 1/27/11*
Posted: 1/27/11*
Published: 1/27/11*

*Dates are for this meeting only.

A public hearing for the project was held before the Planning Commission on January 18, 2011. At the January 31, 2011 meeting, the Planning Commission adopted Resolution No. PA-15-10 recommending approval of the project and adoption of the associated Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council.

The applicant has notified staff in writing that he is unable to attend the City Council meeting of February 8, 2011, and is requesting to have his application continued to the next City Council meeting on February 22, 2011. Planning Commission staff reports and attachments will be provided at the February 22, 2011 City Council meeting.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Open the Public Hearing;

2. Take no public testimony; and
3. Continue PA-15-10 to the next City Council meeting on February 22, 2011.

Attached

1. Applicant's Email

Pa15-10.cm.doc

David Wahba

From: Craig Knickerbocker [cknickerbocker@knickassoc.com]
Sent: Monday, January 31, 2011 8:28 PM
To: David Wahba
Cc: Niki Cutler; Kelley Thom; Teri Ross; Peter Knickerbocker
Subject: Tanglewood & Rolling Hills Covenant City Council

Hi David,

Per our discussion this evening on both of the above projects I would like to be scheduled for the February 22, 2011 City Council Meeting please. Thanks for all of your efforts on behalf of our projects and please contact me if you need anything further.

Thanks,

Craig

Sent from my iPad



DailyBreeze.com
LAX TO L.A. HARBOR

Rolling Hills Covenant Church expansion hearing postponed

By Melissa Pamer Staff Writer

Posted: 02/09/2011 07:02:55 PM PST

Updated: 02/09/2011 07:03:18 PM PST

A hearing on a long-desired expansion of Rolling Hills Covenant Church has been postponed until Feb. 22.

The Rolling Hills Estates City Council on Tuesday continued its hearing on the plans at the request of church officials.

The church wants to add a 16,000-square-foot addition to its campus on Palos Verdes Drive North. The application does not include an expansion of the sanctuary, which had been an element of a proposal that drew neighborhood opposition in past years.

The council also on Tuesday approved a \$38,500 engineering contract for work on scaled-down improvements to the Peter Weber Equestrian Center.

- Melissa Pamer

Advertisement

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--	---

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Staff Report

City of Rolling Hills Estates

AGENDA

FEB 22 2011

ITEM NO.

EB

DATE: FEBRUARY 22, 2011

TO: MAYOR AND CITY COUNCIL

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 15-10
APPLICANT: CRAIG KNICKERBOCKER (ROLLING HILLS COVENANT CHURCH);
LOCATION: 2222 PALOS VERDES DRIVE NORTH

OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., grass paved) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

BACKGROUND

A public hearing for this item was held before the Planning Commission on January 18, 2011. On January 31, 2011, the Planning Commission adopted Resolution No. PA-15-10 recommending approval of the project and adoption of the associated Mitigated Negative Declaration to the City Council (see Attachment 1). Attachments 2 and 3 to this report provide staff reports and minutes of those meetings. At its February 8, 2011 meeting, the City Council opened the public hearing, took no public testimony, and continued this item to tonight's meeting.

DISCUSSION

A full project description is provided in the January 18, 2011 staff report to the Planning Commission as attached. Briefly, the proposed project consists of construction of a new two-story Administration Building, remodeling of the existing church administration building to create a new entry and Welcome Center, a new two-story maintenance shed, parking lot reconfiguration, a choir room expansion and landscape/hardscape improvements.

The parking area to the rear of the project site would be reconfigured, but would continue to provide 672 spaces, 505 of which are located on the church site and 167 of which are located on adjacent property leased from the Metropolitan Water District. Of the reconfigured spaces, it

is proposed that 123 spaces would be grass paved. The Code currently does not permit parking on grass paved surfaces; therefore, the project includes a proposal for a Code Amendment to permit parking spaces to be constructed on a landscaped surface. The proposed Code Amendment is addressed in draft Ordinance No. 677 included separately to this report.

Discussion at the Planning Commission meeting addressed a requirement for further review of project parking should the MWD or north campus parking lots become unavailable to serve south campus uses, a suggestion that the project strive to become Leadership in Energy and Environmental Design (LEED) certified at the Silver level, the minimization of water flowing on to the public bridle trail in the southerly portion of the project site, and the suggestion that additional parking spaces be provided on landscaped surfaces if possible. These items were addressed in Conditions of Approval No. 26 through 29 respectively in Resolution No. PA-15-10.

Staff was copied on one letter received since the last public hearing (see Attachment 4) which was sent from MWD to Rolling Hills Covenant Church addressing parking on the leased MWD property. The letter (which is similar to the letter from MWD addressed in staff's Response to Comments included as Attachment 5 to the January 18, 2011 staff report) provides a parking analysis which incorrectly assumes an expansion of the church sanctuary. Further, the letter indicates that the lease between MWD and the church provides that the MWD parking will only be used for "secondary, non-code parking". Staff has spoken to a representative from MWD, provided additional information, and explained that no sanctuary expansion is proposed. Further, MWD was informed of Condition of Approval No. 26 requiring further review of parking if the MWD or north campus parking become unavailable in the future, and of this public hearing. Staff has received no further written or oral correspondence from MWD.

RECOMMENDATION

Staff recommends that the City Council:

1. Take Public Testimony;
2. Discuss the issues;
3. Close the Public Hearing; and
4. a) Adopt Resolution No. 2242 (included separately to this report) for a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., grass paved) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church; and

b) Introduce Ordinance No. 677 permitting the parking of vehicles on a grass paved or other engineered landscaped surface for first reading.

Exhibits

Attached

1. Planning Commission Resolution No. PA-15-10
2. Staff Report and Meeting Minutes (January 18, 2011)
3. Staff Report and Meeting Minutes (January 31, 2011)
4. Letter from Metropolitan Water District (February 7, 2011)

Separate

1. Project Plans

2. Initial Study
3. Resolution No. 2242
4. Ordinance No. 677

P niki Pa15-10 cm2

CITY COUNCIL STAFF REPORT

ATTACHMENT 1

PLANNING COMMISSION
CITY OF ROLLING HILLS ESTATES
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PA-15-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES, RECOMMENDING APPROVAL OF A NEIGHBORHOOD COMPATIBILITY DETERMINATION, GRADING APPLICATION, AND A CODE AMENDMENT TO PERMIT THE PARKING OF VEHICLES ON A LANDSCAPED (I.E., GRASS PAVED) SURFACE FOR A 16,232 SQUARE FOOT EXPANSION TO THE SOUTH CAMPUS OF ROLLING HILLS COVENANT CHURCH, SAID EXPANSION AREAS CONSISTING OF A CHOIR ROOM, RECEPTION AREAS, CONFERENCE ROOMS, OFFICES, KITCHEN, BATHROOMS, SUNDAY SCHOOL ROOMS, STORAGE AREAS, CIRCULATION AREAS ON BOTH THE MAIN AND LOWER LEVELS, AND A 1,068 SQUARE FOOT DECK EXPANSION ON A 7.25-ACRE PARCEL. APPLICANT: MR. CRAIG KNICKERBOCKER (ROLLING HILLS COVENANT CHURCH); LOCATION: 2222 PALOS VERDES DRIVE NORTH.

WHEREAS, Mr. Craig Knickerbocker filed an application with the Planning Department requesting permission to expand and remodel Rolling Hills Covenant Church and to amend the Rolling Hills Estates Municipal Code to permit the parking of vehicles on a landscaped (i.e., grass-paved) surface on a 7.25-acre parcel; such an application as required by Chapters 17.20, 17.62, 17.07, and 17.40 of the Rolling Hills Estates Municipal Code; and

WHEREAS, project plans are attached as *Exhibit A* to this Resolution; and

WHEREAS, the project does not propose an expansion of sanctuary seating or an increase in the enrollment at the church school; and

WHEREAS, the project proposes to utilize grass-paved parking spaces as landscaped area counting toward the project minimum landscaping requirement; and

WHEREAS, the Planning Commission would support a Variance to permit less landscaping than required by Code to preserve the number of parking spaces proposed on the site plan, should the City Council deny the proposed Code Amendment; and

WHEREAS, an Initial Study was prepared by the City in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the project would not have a significant impact on the environment with proper mitigation. As such, a Mitigated Negative Declaration was prepared; and

WHEREAS, in accordance with Section 65033 of the Government Code, the public, abutting cities, affected agencies and districts were notified of the availability of the Initial Study and Mitigated Negative Declaration and were given an opportunity to review and comment; and

WHEREAS, the Planning Department responded in writing to said comments in the Initial Study; and

WHEREAS, upon giving the required notice the Planning Commission conducted a Public Hearing on the 18th day of January, 2011. All interested parties were given full opportunity to be heard and to present evidence; and

WHEREAS, given that the application includes a request for an amendment to the Municipal Code which requires approval by the City Council, the Planning Commission acts in an advisory capacity for the subject application; and

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills Estates does hereby resolve as follows:

SECTION 1. That the foregoing facts constitute conditions necessary to recommend approval of a Neighborhood Compatibility Determination, grading application, and a Code Resolution No. PA-15-10
January 31, 2011

Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Therefore, the Planning Commission recommends approval of PA-15-10 to the City Council. Unless otherwise stated, these conditions must be met at all times by the applicant, otherwise, this approval becomes null and void.

1. That the development shall be located and constructed as shown on *Exhibit A*.
2. That any substantial modification including, but not limited to, exterior building elevations, parking lot design, and landscaping, shall receive prior approval of the Planning Commission; minor modifications may be approved by the City Manager.
3. That all applicable requirements of the State, County, City and other Governmental entities, must be met.
4. That prior to issuance of Building Permits or Grading Permits, a Zone Clearance shall be obtained from the Planning Department.
5. That this project, classified as a "large project" under Ord. No. 668, shall be subject to a twelve month time period (commencing upon the effective date of project approval), in which the entire project must be submitted for plan check review with the Department of Building and Safety, with two six month time extensions maximum allowed to be granted by the Planning Commission.
6. That the applicant shall comply with all applicable NPDES (National Pollutant Discharge Elimination Systems) requirements.
7. That all proposed new utilities shall be placed underground to the nearest off-site facility, per Municipal Code Section 15.04.080.
8. The applicant shall defend, hold harmless and indemnify at his or her own expense the City, its agents, officers and employees, from any claim, action, or proceeding, to attack, set aside, void or annul the approval granted in this resolution and shall reimburse the City, its agents, officers and employees for any damages, court costs and attorneys' fees incurred as a result of such action. The City at its sole discretion may participate in the defense of any such action but such participation shall not relieve applicant of his or her obligation under this condition.
10. The applicant shall erect a six-foot high security fence around the construction area(s) of the property to the satisfaction of the Planning Director and Building Official. Prior to construction, a construction sign(s) as provided by the City shall be conspicuously posted on the fence adjacent to the street of the project and/or adjacent to all entrances of the project. The site shall be maintained in a clean sanitary manner at all times during and after construction.
11. That the storm drainage from building roofs and paved areas shall be collected on-site and discharged to the street under any sidewalk and/or roadway.
12. That all roof-mounted equipment shall be screened from view. Any screening features shall be architecturally integrated with the proposed structure and shown on Exhibit A, as approved by the Planning Commission.
13. That, prior to the issuance of Zone Clearance, a method of control to prevent dust and windblown earth problems, and the route for trucking soil, shall be submitted to, and approved by, the City Manager.
14. That permits are required for all work within public rights-of-way, and shall be subject to review and approval of the City Manager.
15. That all handicapped spaces are to be posted and painted to meet the State Handicapped Parking Requirements.

16. That the applicant shall comply with the City's Noise Ordinance, both during the construction phase of the development and during the operation of the complex after construction is completed.
17. That trash enclosures shall be architecturally compatible with the proposed construction as approved by the Planning Commission and shown in Exhibit A, incorporated herein by reference. The trash receptacle and debris shall be contained and maintained within the enclosed area.
18. That, prior to issuance of a Zone Clearance, the applicant shall: (A) submit a Landscaping and Irrigation Plan prepared by a licensed Landscape Architect for the subject site; and (B) shall have that Plan reviewed by the Park and Activities Commission; and (C) shall have the landscaping and irrigation installed to the satisfaction of the City Manager prior to occupancy.
19. That the Landscape Plan shall comply with Chapter 17.59 (Landscaping and Irrigation) of the Municipal Code for water efficiency.
20. That the development shall not produce odors which would exceed State or County Sanitation Standards or odors determined to be offensive by the County Health Department.
21. That no storage containers, merchandise or delivery trucks shall be permitted in any off-street parking lots.
22. That all prior conditions of approval included in Resolutions applicable to the subject project site, including but not limited to conditions included in Resolution Nos. 982, CUP-100-86, and CUP-101-93 attached hereto and incorporated herein by reference as *Exhibit B*, and all subsequent amendments shall remain in full force and effect unless modified or superseded by subsequent City action. Should any conditions of approval conflict, the more restrictive shall apply.
23. Prior to issuance of construction permits, Planning staff shall review the materials and colors of the proposed structures, including but not limited to, the new 2-story Administration Building, remodel of the facility's existing Administration Building, and the new 2-story maintenance shed, to ensure compatibility with the existing structures and compliance with the objectives of the City's Neighborhood Compatibility Ordinance (as outlined in RHE Municipal Code § 17.62.030).
24. Prior to the issuance of construction permits, the project proponent shall apply for a Special Use Permit (SUP) to be exempt from the power/light intensity requirements (item "B") of the City's residential lighting standards (Section 17.42.030[B] of the City of Rolling Hills Estates' Municipal Code). The SUP application shall include a lighting plan that demonstrates compliance with Municipal Code Section 17.42.030(D), which limits any indirect illumination of neighboring properties to four-tenths footcandle at the property line or less.
25. Grading, trenching, and excavation activities on the project site shall be monitored by a qualified archeological monitor approved by the City. If buried archeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until the monitor can assess the significance of the archaeological resources and recommend to the City the appropriate action. The Planning Director shall be notified of any finds and the recommendation of the monitor within 24-hours. At the conclusion of monitoring, a report of findings with an appended itemized inventory of specimens shall be prepared and submitted to the Planning Director to indicate completion of project monitoring. Disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. In the event of the accidental discovery of any human remains, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 shall be implemented.
26. That sufficient parking for the subject application continues to require the utilization of substantial utilize overflow parking areas, including the contiguous parking areas on the

Metropolitan Water District property. In addition, available parking on the Rolling Hills Covenant Church north campus, accessible through shuttle service, in the manner previously approved by the City remains integral to and must be maintained to provide adequate parking for the functioning of facilities on the south campus. All existing Resolutions regarding the use of the north campus parking shall continue in accordance with their terms. Should Metropolitan Water District or north campus parking become unavailable for south campus uses, further review to ensure the adequacy of available parking shall be required by the Planning Commission.

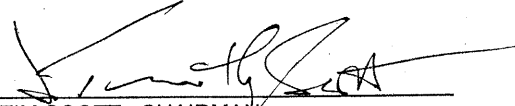
27. The parking areas in use on the Metropolitan Water District property are zoned for open space use and remain a non-conforming use. Should additional Metropolitan Water District property in the vicinity of the Rolling Hills Covenant Church south campus be developed for recreational uses, Rolling Hills Covenant Church shall avail the Metropolitan Water District parking areas currently in use by the Rolling Hills Covenant Church to the City for shared use by Rolling Hills Covenant Church and public use, and shall provide a means of public ingress and egress to and from such parking area.
28. That the project shall strive to become certified at the Silver level in the Leadership in Energy and Environmental Design (LEED) program.
29. That the project applicant shall minimize water flowing onto the public bridle trail to the south of the project site. To the extent feasible, the applicant shall work with the Metropolitan Water District to make off-site improvements to the portion of the trail to the south of the site that experiences flooding.
30. That the project shall strive to provide landscaped parking spaces in addition to the 123 spaces proposed on the site plan. A method to delineate the landscaped parking spaces (i.e., with flags) shall be required and approved by the City Traffic Engineer to ensure that spaces are utilized as shown on the parking plan.
31. That the final trail realignment near the easterly property line will be reviewed and approved by the City Manager or his designee. The trail shall be at least fifteen feet wide in the area of the realignment.
32. That the project applicant shall coordinate with the Metropolitan Water District (MWD) prior to and during grading or construction on the project site to ensure no disruption to MWD activities.
33. That all project Mitigation Measures, as identified in the attached Mitigation Monitoring Program (*Exhibit C*), shall be completed to the satisfaction of the responsible Department/agency.
34. Prior to issuance of a grading or building permit, the project applicant shall provide a haul route plan for review and approval by the City Engineer. The haul route plan shall identify routes for vehicles accessing the project site, staging areas, and worker parking areas.
35. That prior to demolition, the applicant shall submit a traffic control plan to minimize traffic disruption, subject to review and approval by the City of Rolling Hills Estates; said plan shall include, but not limited to, the use of flag persons.
36. All construction activity shall be limited to between the hours of 7:00 A.M. and 5:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. No work shall be permitted on Sundays or holidays (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day).
37. No queuing of trucks or arrival of construction materials and/or workers to the construction site shall be permitted outside the permitted construction hours and days.
38. Contractor shall ensure that construction equipment is fitted with modern sound-reduction equipment.

39. That the applicant shall, to the extent feasible or as required by law, salvage and recycle demolition materials.
40. Prior to issuance of building permits, the project applicant shall be required to pay its fair share of applicable fees for General Plan purposes, as a condition of the discretionary land use approvals granted by the City.

SECTION 2. The Planning Commission hereby recommends approval the Mitigated Negative Declaration, finding that the proposed project, subject to the conditions stated herein, will not result in any adverse environmental impacts.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution.

ADOPTED this 31st day of January, 2011.


TIM SCOTT, CHAIRMAN

ATTEST:


DOUGLAS R. PRICHARD, CITY CLERK

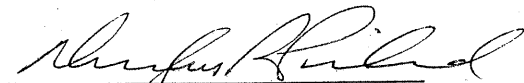
I HEREBY CERTIFY that the foregoing Resolution No. PA-15-10 was adopted by the Planning Commission of the City of Rolling Hills Estates at a regular meeting held thereof on the 31st day of January, 2011, by the following vote:

AYES: Huff, Rein, Bayer, Chairman Scott

NOES:

ABSENT: Conway, Southwell

ABSTAIN:


DOUGLAS R. PRICHARD, CITY CLERK

CITY COUNCIL STAFF REPORT

ATTACHMENT 2

MINUTES EXCERPT

REGULAR PLANNING COMMISSION MEETING

JANUARY 18, 2011

- B. PLANNING APPLICATION NO. 15-10; APPLICANT: ROLLING HILLS COVENANT CHURCH; LOCATION: 2222 PALOS VERDES DRIVE NORTH; TO REVIEW A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A NEIGHBORHOOD COMPATIBILITY DETERMINATION, GRADING APPLICATION, AND A CODE AMENDMENT TO PERMIT THE PARKING OF VEHICLES ON A LANDSCAPED (I.E., TURF BLOCK) SURFACE FOR A 16,232 SQUARE FOOT EXPANSION TO THE SOUTH CAMPUS OF THE ROLLING HILLS COVENANT CHURCH.

Principal Planner Cutler gave a brief Staff Report, as per written material, and recommended approval.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,
TO OPEN THE PUBLIC HEARING.

AYES: Huff, Rein, Bayer, Southwell, Chairman Scott
NOES: None
ABSTAIN: None
ABSENT: Conway

Craig Knickerbocker (827 Deep Valley Drive, Suite 100) came forward on behalf of Rolling Hills Covenant Church and advised that Dirk Ryke (designer), Jim Mitch and Bob Quinn (civil engineers) were present in the audience to answer any questions. Mr. Knickerbocker thanked CHAIRMAN SCOTT for his wisdom and guidance over the last dozen years. The Church has agreed with neighbors that it will not add any adult gathering area that will create traffic. The church has purchased a community center on Silver Spur, purchased a Gardena church facility and a couple of lots, planted two Torrance churches, planted a Manhattan Beach church and planted a church in Wilmington, all to help move some of the adults off campus. The church has a women's shelter in Wilmington currently under construction, gave its Arrowhead camp a welcome center, started a ministry in South Africa for AIDS orphan kids to get them out of the inner city, has a small medical center under construction in the Congo in Africa and provided houseboats and water ski boats to a ministry on the Delta. Mr. Knickerbocker thanked the church neighbors for their pushing because what has come out of it is really great. Mr. Knickerbocker then detailed the current work on the church campus. There are children's Sunday school classrooms and children's offices on the first floor, a children's welcome center and administrative offices on the second floor, the library was turned into two sanctuary bathrooms, there will be an adult welcome center in the current administration office, more choir practice area, a two-story maintenance building,

a new kids playground, and parking with percolation. There will be an increase in green area and no increase in any adult gathering areas.

COMMISSIONER BAYER asked about the environmental aspect of the project. Mr. Knickerbocker responded that he hasn't budgeted it out, but he would like to try to hit a silver level of LEED for the new building.

COMMISSIONER HUFF expressed her enthusiasm to see the permeable surface and questioned why not on all the spaces. Mr. Knickerbocker responded that it's expensive because you have to be able to drive on it, but he wouldn't mind approval saying that more can be done if possible. COMMISSIONER HUFF then asked if there is any reason why the City wouldn't allow more. Planning Director Wahba responded that the main reason why it's being proposed is that Institutional zones are required to have 30% of the site dedicated for landscaping. There is currently a proposal recommending that City Council change the Code to allow more creative ways to address parking in the city. Historically, water was taken off the property as quick as possible, but now we want to slow down the water before it gets to the street and find ways to keep it on the site. It is better to make the parking field smaller and find creative ways to infiltrate water into the site itself rather than go out on to the street. The Planning Department would like to get more creative with parking requirements to allow deviation and also allow a credit for landscaped area. The property would be able to in effect put parking fields on a landscaped surface and not be penalized for the landscaping area.

COMMISSIONER REIN asked whether the church currently has grass overflow parking, and Mr. Knickerbocker responded that it does not. COMMISSIONER REIN then pointed out that converting the existing pavement to turf block and some landscaped areas would add 13,000 square feet of floor area. COMMISSIONER REIN further stated that the City's Code is archaic with no provision for new concepts like turf block and asked what other projects might be similarly affected. Planning Director Wahba responded that it would give the ability in other zones for those who are environmentally creative to combine parking with landscaping. COMMISSIONER REIN then further asked if there was any existing justification to changing the interpretation based on the fact that it is more environmentally friendly than blacktop pavement draining for Code amendment versus variance. COMMISSIONER SOUTHWELL asked if there was turf block at the new bank, and Planning Director Wahba responded that they are using interlocking pavers.

CHAIRMAN SCOTT asked for clarification that the floor areas and coverage of 315,810 square feet reflects the south campus alone, not the north campus and not NWD property. Also, a building area of only 236,857 square feet is permitted. Mr. Knickerbocker responded that there is a 20% lot coverage in the Municipal Code, and the General Plan sets a floor area ratio of .75:1.

Dirk Fallen (6020 Seabluff Drive, Playa Vista) came forward and clarified that the acreage is 315,810 square feet and is just the south campus area. The allowable floor area is 236,857 square feet, and the existing floor area and proposed equals the 79,000 square feet in the report. The building coverage is about 63,000 square feet, currently covering 49,000 square feet, well underneath the required coverage.

Mr. Fallen showed a sample of grass paver and stated that it does not die, stays green and looks beautiful. Mr. Knickerbocker added that for something like this it would work great but not in a high-water or high-traffic area.

COMMISSIONER REIN asked if there is a City Ordinance against grass parking lots, and Planning Director Wahba confirmed that there is, such that it must be a paved surface. Planning Director Wahba then pointed out that there are a number of different systems for parking on grass designed to support the weight of the vehicles.

COMMISSIONER SOUTHWELL asked how the spaces would get marked or lined, and Mr. Knickerbocker responded that there are various ways to mark them (e.g., flags).

CHAIRMAN SCOTT stated that at 672 spaces, the parking on the south campus and the MWD parking exceed the parking required for the sanctuary at one space per 33 square feet, which comes out to 624, which is fine for the sanctuary by itself, but it is common knowledge that the church is planning a child care, and the preschool and other facilities will remain active.

John Bellas of Willdan Associates (City of Industry) came forward as the City's traffic engineer and stated that in the Code the sanctuary area dictates the parking requirement, and that Code requirement is based on the assumption that there will be additional uses in a church facility. CHAIRMAN SCOTT stated that he read the Code and didn't find any indication that it assumes this addresses that more parking can be required where the need is shown, which historically has been shown here, plus another 150 people in Carlson Hall aside from child care. CHAIRMAN SCOTT does not agree that the City should only count the square footage of the sanctuary plus a marginal child care addition.

Mr. Bellas commented that on a city-wide level when this Code was created they considered what a typical church parking demand would have and translated that into a generation factor that applied only to sanctuary space and assumes some other activity, but how that translates specifically to this site is not known. Planning Director Wahba added that the CUP process can and will provide additional parking beyond the minimum, based on the actual use.

CHAIRMAN SCOTT stated that it is well known that the main campus and MWD parking is inadequate to park this site today, which is why there are shuttles at the north campus parking lot, and he is not comfortable not having a better picture of that parking and that the north campus parking be tied in. Planning Director Wahba responded that this application doesn't contemplate changing the business as usual. CHAIRMAN SCOTT added that the Commission would be doing the City and applicant a disservice if it found that the south campus parking with MWD adequately parks the south campus site.

Dale Allen (39 Buckskin Lane) came forward and asked about the mentioned relocation of the bridge trail. Mr. Knickerbocker explained that there's a portion about 30 feet along in the northeasterly portion of the project site where the trail would be realigned and pushed further east. CHAIRMAN SCOTT added that it curves away from the property line and will be pushed back to the property line.

Mr. Allen then asked if any of the water goes back and ends up down in the gully where it goes into the cemetery. Mr. Knickerbocker responded that the gully has a 14-foot

catch basin box that goes to the ocean. CHAIRMAN SCOTT commented that the bottom of the gully was cleaned out five or six years ago and was going under the trail. Mr. Allen stated that it is plugged up again, and the problem is getting across the trail. Several people have fallen because it gets mossy. Mr. Knickerbocker advised that they have drains piped out off site and it all goes underground.

Planning Director Wahba added that no water will be added to this area as a result of this project. Mr. Knickerbocker then added that the site is the same size and will have less concrete asphalt, so it will contribute less water to the existing drainage system. However, Mr. Knickerbocker offered to address the issue for the community, located off-site on MWD property.

COMMISSIONER BAYER commented that it is refreshing to see a project that is well planned out, and the applicant has obviously worked closely with Staff. It looks like a great project.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,
TO CLOSE THE PUBLIC HEARING.

AYES: Huff, Rein, Bayer, Southwell, Chairman Scott
NOES: None
ABSTAIN: None
ABSENT: Conway

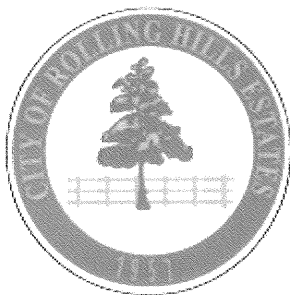
COMMISSIONER BAYER moved, seconded by COMMISSIONER HUFF,

TO DIRECT STAFF TO PREPARE A RESOLUTION RECOMMENDING TO CITY COUNCIL APPROVAL OF PA 15-10, SUBJECT TO THE CONDITIONS OF APPROVAL IDENTIFIED IN THE STAFF REPORT, ADOPTION OF THE ASSOCIATED MITIGATED NEGATIVE DECLARATION, AND APPROVAL OF AN ORDINANCE PERMITTING THE PARKING OF VEHICLES ON A LANDSCAPED SURFACE FOR THE NEXT PLANNING COMMISSION MEETING OF JANUARY 31, 2011.

AYES: Huff, Rein, Bayer, Southwell, Chairman Scott
NOES: None
ABSTAIN: None
ABSENT: Conway

Planning Director Wahba advised that City Council will review the whole project and not just the Code change issue for parking, and Staff will bring back a resolution at the next meeting of January 31 recommending approval as conditioned. In the event that the policy of the Council is not to change the Code, the Commission stated that it would be in support of a Variance for less landscaping so as not to reduce the number of parking spaces proposed.

CHAIRMAN SCOTT thanked Mr. Knickerbocker for always remaining professional and commented that he is thrilled to be sitting on the Commission for approval for the church, which is great for the community and congregation. Mr. Knickerbocker thanked the Commission and Staff for their work on this project over the years.



Staff Report

City of Rolling Hills Estates

AGENDA

JAN 18 2010

ITEM NO. 9-B

DATE: JANUARY 18, 2011

TO: PLANNING COMMISSION

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 15-10
APPLICANT: CRAIG KNICKERBOCKER;
LOCATION: 2222 PALOS VERDES DRIVE NORTH

OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

BACKGROUND

Application Filed: 6/24/10
Public Notices
Mailed: 12/6/10
Posted: 12/9/10
Published: 12/9/10

Approval of a Neighborhood Compatibility Determination is required under Section 17.20.050(D) to review the natural amenities, neighborhood character, style, privacy, and landscaping of the proposal.

Approval of a Grading Application is required under Section 15.04.040 of the Municipal Code for any importation onto or exportation from any site in the City which exceeds 20 cubic yards of earth or any vertical change in the grade of any site which is 3' or more.

Approval of a Zoning Code Amendment is requested to permit the parking of vehicles on a landscaped (i.e., grass paved) surface.

Approval of a Mitigated Negative Declaration is required under the California Environmental Quality Act (CEQA), finding that the project, with appropriate mitigation measures as stated in the Initial Study, will not have a significant impact on the environment.

The project site is approximately 7.25 acres in size and used as the south campus of Rolling Hills Covenant Church. The project site is located at 2222 Palos Verdes Drive North, on the south side of Palos Verdes Drive North easterly of the intersection of Palos Verdes Drive North and Palos Verdes Drive East. The zoning and General Plan designations of the project site are Institutional (I) for the church property and Open Space Recreation (OS-R) for leased area used for parking on the adjacent Metropolitan Water District (MWD) property. As discussed further below, the project site is subject to the Cultural Resources and scenic corridor overlays in the General Plan.

The site is generally surrounded by the Green Hills Memorial Park in Rancho Palos Verdes and condominiums in the City of Lomita to the east, the Palos Verdes Reservoir (zoned OS-R) and Spinning Wheel/Larga Vista residential communities (zoned RA-20,000) to the south, the Hitching Post/Harbor Sight residential communities (zoned RA-20,000) to the west, and the north campus of Rolling Hills Covenant Church (zoned I) and Montecillo residential community (zoned RA-20,000) to the north.

The following is a list of past discretionary permits for the subject property that are relevant to the subject request:

- A Conditional Use Permit (CUP-102-77), approved by City Council on May 9, 1978, authorized the development of a 1200 seat capacity sanctuary on the South Campus.
- A Zone Change (ZC-100-86), approved by the City Council, rezoned the approximately 2.24 acres of land leased by Rolling Hills Covenant Church from the MWD from Residential (RA-20,000) to RA-20 (Institutional Overlay).
- A Conditional Use Permit (CUP-100-86), adopted by the Planning Commission on March 3, 1986, permitted use of the approximately 2.24 acres of land leased by Rolling Hills Covenant Church from MWD for parking.
- Ordinance No. 530, adopted by the City Council on May 14, 1991, established an Institutional Zoning District within the Zoning Code and amended the Zoning Map to change the zoning district classification for RHCC to "I" District Zoning.
- A Conditional Use Permit (CUP-101-93), adopted by the Planning Commission on April 19, 1993, permitted a preschool within the Institutional Zoning District.
- A Resolution for a Planning Application (PA-29-01), adopted by the City Council on August, 3, 2004, denying (1) two General Plan amendments to change the land use designation for certain property within a General Plan land use designation of "Low Density Residential" and "Open Space" to "Institutional"; (2) two related Zone Changes for same property to allow a) property located in the Residential (RA-20,000) zoning district (on the north side of Palos Verdes Drive North, east of Palos Verdes Drive East and adjacent to the property at 2221 Palos Verdes Drive North), to be rezoned Institutional and b) property located within the "Open Space Recreation" (OS-R) zoning district (located on the south side of Palos Verdes Drive North east of Palos Verdes Drive East and adjacent to the west of property at 2222 Palos Verdes Drive North), to be rezoned to "Institutional"; (3) a Conditional Use Permit to allow for the construction of a new 1,650 seat sanctuary and to convert the existing sanctuary to a multi-purpose facility and for additional related site improvements, including but not limited to, development of a "serenity garden," alterations of surface parking, driveway entrance and exits, landscaping and right-of-way improvements; (4) a Neighborhood Compatibility Determination for the proposed building improvements; (5) a

Grading Permit to export approximately 34,400 cubic yards of earth from the site; and (6) a Special Use Permit to allow additional exterior lighting for the project.

It can be noted that the current project is modest when considered in light of the previous application PA-29-01. Unlike the previous project, the current project does not impact level of service at any intersections, involve sanctuary expansion, propose mass site grading, propose more massive buildings than existing site buildings, or propose compact parking stalls. Thus, significant items that were the basis of denial of the previous application have been eliminated in the current proposal.

Three public comment letters received for the project are included in the Response to Comments document as discussed further below. No other public comments have been received prior to this public hearing.

DISCUSSION

Project Overview

Currently, 63,554 square feet of buildings exist on the project site housing a church sanctuary, administrative uses, bible study rooms, and a preschool with a maximum student enrollment of 60 students pursuant to CUP-101-93. The proposed project consists of construction of a new two-story Administration Building, remodeling of the existing administration building to create a new entry and Welcome Center, a new two-story maintenance shed, parking lot reconfiguration, a choir room expansion and landscape/hardscape improvements.

Project plans, attached separately to this report, indicate that the proposed new Administration building is 14,890 square feet in size and approximately "L" shaped. (It can be noted that the Initial Study indicates that the new building is 15,286 square feet which mistakenly included the 396 square foot choir room addition). The building is proposed to be located to the rear of the existing buildings in the southeasterly portion of the project site. A reconfigured and expanded exterior children's play area is also proposed adjacent to the new building.

New proposed Administration Building area consists of the following:

Summary of Proposed New Building Area	
Use	Square Footage
New Administration Building	
Recreation Area and Lobby	973
Conference Rooms	1,140
Offices	4,350
Kitchen	300
Restrooms/Storage	1,127
Volunteer Rooms	574
Children's Welcome Center	945
Sunday School Rooms	3,848
Circulation	1,633
Total	14,890
Other	
Choir Room Addition	396
Maintenance Shed	946
Total	1,342
Grand Total	16,232

To accommodate the new Administration Building, the parking area to the rear of the project site would be reconfigured. Existing and proposed parking consists of 672 spaces, 505 of which are located on the church site and 167 of which are located on adjacent property leased from the MWD. Of the reconfigured spaces, it is proposed that 123 spaces, an increase from the 82 indicated in the Initial Study due to project plan modifications, would be turf block as discussed further below.

The existing administration building would be reconfigured to house a new Welcome Center, conference space and offices. The existing 3,375 square foot building would be reduced to 3,233 square feet with the improvements.

Additional proposed project improvements include a 946 square foot two-story maintenance shed proposed to the south of the existing sanctuary, and a 396 square foot expansion of the choir room (consisting of the enclosure of an existing courtyard space) to the north of the sanctuary. Also, a 1,068 square foot expansion of the existing fellowship deck off of the sanctuary is proposed.

It is proposed that the main project entry off of Palos Verdes Drive North would be repaved and a round-a-bout and drop-off area would be established near the new Welcome Center. In addition, proposed improvements to the easterly access drive would consist of realigning and widening the drive to accommodate three lanes and installing a right-turn pocket on Palos Verdes Drive North. It can be noted that the City Traffic Engineer has reviewed and approved these proposed improvements. To accommodate approximately of the 10 new parking spaces, the existing horse trail that runs the length of the property along its easterly edge would be realigned in the northeasterly portion of the site. Grading for the proposed realignment is discussed further in the Grading section below.

New trees and landscaping in courtyards and parking areas are also proposed. A condition of project approval will require that a final landscape plan be approved by the Park and Activities Commission.

Architecturally, the style, colors and materials proposed for the project would match those existing onsite. A materials and color board for proposed improvements will be provided at the hearing. Proposed elevations indicate that improvements to create the new Welcome Center at the location of the existing administration building include three sets of glass double doors opening into an approximately 3,000 square foot entry area. A sloped roof with asphalt shingles to match existing roof materials and wood rafter tails are also proposed. The Welcome Center height would be approximately 16' inclusive of the new sloped roof.

The new Administration Building is proposed to be a maximum of 27' in height in conformance with Code requirements. The building is proposed to be similar in style to the existing project architecture with the inclusion of some stone veneer walls, metal railings, aluminum windows and asphalt shingle roof tiles. In addition, flat rooftop skylight panels are proposed.

The new two-story maintenance shed will be approximately 22' in height as measured from the existing lower level along the westerly elevation and would have a sloped roof. Access to the storage shed would be provided via a staircase from the lower level and through a proposed roll-up garage door on the west elevation. Also, a new roll-up garage door is proposed on the west elevation of the sanctuary building.

It can be noted that proposed improvements to the church campus include expansions to administrative, choir room, storage/maintenance, and Sunday school rooms. These expansions, although increasing the building area for the site, are not expected to generate additional parking demand. Uses that would increase parking demand (i.e., expansion of

sanctuary seating area) are not proposed as part of this project. Thus, no additional parking demand is expected with project improvements as proposed.

In terms of traffic demand, the only component of the project that would generate new vehicle trips is the proposed expansion of the Sunday School Classroom use. As detailed in the Transportation and Traffic section of the Initial Study, it is estimated that this expansion would generate 43 new trips during the peak hour of Sunday School. This is less than the 50 trips that would warrant a formal traffic impact analysis pursuant to the City's Congestion Management Plan standards and are not expected to impact Level of Service at any adjacent intersections.

General Plan Applicability

The purpose of the General Plan is to provide a comprehensive, long-range plan designed to serve as a guide for the physical development of the City. The General Plan consists of an integrated and internally consistent set of goals, policies, and implementation measures. The Municipal Code is a tool to implement the General Plan's goals, policies, and implementation measures. The City's present General Plan was adopted on August 18, 1992 (Housing Element – June 23, 2009) in accordance with Title 7, Chapter 3, Article 5 of the Government Code.

Two existing General Plan designations are applicable to the project area. The church is located in the "I" (Institutional) General Plan designation and the leased parking area on the MWD property is located in the "OS-R" (Open Space/Recreation) General Plan designation. The Institutional designation provides for the development of schools, churches and other public institutional uses with a maximum floor area ratio (FAR) of .75 to 1.0. Given that the site area is 315,810 square feet, building area of 236,857 square feet would be permitted. With proposed improvements, 79,838 square feet of building area is proposed in compliance with the FAR requirement.

The OS-R designation provides for open space uses in the City. The Palos Verdes Reservoir is located on the MWD property which the church uses for overflow parking as approved by Conditional Use Permit No. 100-86 in 1986.

The project site area is located in Planning Area 1 of the General Plan and subject to the Cultural Resources Overlay and Scenic Corridor designations as discussed further below.

- Cultural Resources Overlay – This designation applies to those areas that have been designated as having a high sensitivity for cultural resources and where future development may affect these resources. The Conservation Element of the General Plan details appropriate actions that must be followed when property is included within this designation. The entire church site has previously been graded for the construction of existing facilities. Furthermore, the site requires minimal grading for the project with no subterranean structures of facilities proposed. Nonetheless, Mitigation Measure CULT-1 requires that an archaeological monitor be present onsite during grading, trenching, and excavation activities and provides for a protocol if archaeological resources are uncovered during construction.
- Scenic Corridor Overlay - The City's General Plan notes that Palos Verdes Drive North is a scenic corridor in on Exhibit 5-2 in the Conservation Element of the General Plan. The Conservation Element of the General Plan (pages 5-19 and 5-20) indicates standards that must be adhered to for future development along scenic corridors. Generally, these standards strive to ensure that street views will not be diminished by future development. Standards are established for grading such that the visibility of cut hillsides will be minimized from scenic corridors, and for exterior lighting to ensure that lighting will be minimal and directed away from the scenic route. Review of landscaping to ensure that views of corridors are not blocked, and the undergrounding of utility lines are also discussed.

Adversely impacting land uses, and interfering signs are not permitted. Structures must be harmonious with surrounding uses and not block or impair the view of any scenic corridor.

Proposed improvements to create the Welcome Center at the location of the existing administration building would be closest to Palos Verdes Drive North. The Welcome Center modification is modest in height at only approximately 16', would substantially match existing buildings, and would be set back approximately 157' from the northerly property line abutting Palos Verdes Drive North. Thus, staff does not believe that the scenic quality of Palos Verdes Drive North would be impacted by the proposed project.

Code Amendment Related Policy Related to Landscape Requirement

Currently, Section 17.40.040(H) of the Municipal Code provides, in part, that all parking spaces in the City shall be "surfaced with a minimum of five inches of imported base materials and a double application of asphalt and gravel to the city engineer's approval, so as to be graded and drained so as to dispose of all surface water accumulated within the area...". The project proposes 123 turf block parking spaces which would provide for a permeable surface through which surface water may percolate into the underlying soil. Turf block parking spaces have increased in popularity in recent years given their many "green" advantages such as minimizing surface runoff and reducing heat generated by parking areas. Turf block surfaces have been presented and positively received by the City's Environmental Advisory Committee as well. Staff recommends that a Code Amendment to permit parking spaces to be constructed of a landscaped surface, subject to approval of the City Engineer, be approved to permit the turf block parking spaces proposed in this project and to allow for future use of landscaped parking surfaces Citywide.

A second consideration from a policy perspective is whether or not, and how much, landscaped parking area can be counted toward required landscaping for a project. The applicant proposes that approximately 27% of the required 30% landscaping required for the site would consist of landscaped parking area. Staff believes that landscaped parking area is a step toward creating more sustainable projects. Staff further believes, however, that a project's entire landscape requirement should not be able to be met through landscaped parking spaces. Staff proposes, therefore, that a maximum of 30% of a project's landscape requirement would be permitted to be satisfied by landscaped parking spaces. It can be noted that, if the Planning Commission does not agree with this policy, the project would either need to be redesigned to provide 30% of the project site in landscaping or request a Variance to permit less landscaping than required by Code.

Neighborhood Compatibility

Section 17.20.050(K) of the Municipal Code requires neighborhood compatibility analysis for any construction proposal in the I Zone involving a site adjacent to a residentially zoned property. The primary purpose of this provision is to ensure that proposals will not create privacy issues, obstruct views, create obtrusive light sources, or establish an unaesthetic architectural appearance when considered from the residential property.

The closest project site building is approximately 220 feet away from the edge of the residentially zoned condominium property in the City of Lomita which abuts Palos Verdes Drive North. In addition, the condominium building is approximately another 100 feet from this property line edge and at a lower grade than the church property. Further, view of the church property is partially obstructed by buildings on the interceding Green Hills Memorial Park property. Due to these circumstances, staff does not believe that the proposed improvements (the bulk of which are occurring in the construction of the new Administration Building to the rear of the project site further yet from the residential uses) would have any impact on the residential

uses. No new windows are proposed overlooking the residential property, no views would be obstructed, and no new light sources would be introduced that would adversely affect the residential property. Although project plans indicate that building improvements and the new Administration Building will match existing property buildings, Mitigation Measure AES-1 requires that Planning staff review the materials and colors of the proposed structures to ensure compatibility with the existing structures and compliance with the objectives of the Neighborhood Compatibility Ordinance. Therefore, staff believes that the objectives of neighborhood compatibility as they relate to construction on an Institutionally-zoned property where it is adjacent to a residentially-zoned property are met in the subject proposal.

Grading

Grading would primarily occur in the area of the new Administration Building for building footings and in the area of the proposed easterly driveway improvements. Approximately 250 cubic yards of fill would be imported to the site with approximately 150 cubic yards of cut from footing excavations also used as onsite fill material. The fill would be used to create an approximately 10 foot-high and 130 foot-long slope to accommodate the improvements for the easterly driveway and proposed trail realignment. The slope would be located parallel to the easterly driveway on the easterly side. A maximum 5 foot-high retaining wall would be located at the bottom of the slope along the easterly driveway to support the fill material. The project Grading Application is attached herein as Attachment 3, and a Grading Plan is attached separately to this report. A condition of project approval will require that the final trail realignment be reviewed and approved by the City Manager or his designee.

Initial Study and Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA)

The proposed development has been defined as a project under CEQA which requires completion of an Initial Study to determine if the project will have significant impacts to the environment. Staff contracted with Willdan to perform the Initial Study. A copy of the initial Study is included herein as Attachment 1 for ease of reference. Staff reviewed the Initial Study and determined that, with proper mitigation as specified in the Initial Study, the proposed project will not have a significant impact on the environment. Therefore, staff prepared a MND for Planning Commission consideration.

As required by CEQA, a public comment period for the Mitigated Negative Declaration commenced on December 7, 2010 and ended on January 7, 2011. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted at the project site and provided to all affected properties within a 500' radius of the project, adjacent cities and other government agencies. The notice provides a brief description of the project, the Planning Commission Public Hearing date/time/location, and how to obtain detailed information about the project including the Initial Study. The notice was filed with the Los Angeles County Clerk on December 7, 2010. A copy of the Initial Study was provided to the Peninsula Center Library and the project plans, Initial Study/Mitigated Negative Declaration have been made available at the public counter and on the City's website. Banners indicating the time and location of this public hearing were posted at three City intersections.

Staff received three comment letters regarding the project during the public comment period and prepared the Response to Comments included herein as Attachment 2. MWD's comment letter indicates a concern that day-to-day activities on the MWD property not be interrupted by grading and construction activities by conducted on the church site. Thus, staff recommends a condition of project approval requiring coordination with MWD prior to and grading or construction on the project site.

RECOMMENDATION

Given that this project requests a Code Amendment, it must be reviewed by the City Council. Thus, the Planning Commission decision serves as an advisory recommendation to the City Council regarding the project. Therefore, staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take Public Testimony;
3. Discuss the issues; and
4. Direct staff to prepare a Resolution recommending to the City Council approval of Planning Application No. 15-10 subject to the conditions of approval identified in this report, adoption of the associated Mitigated Negative Declaration, and approval of an Ordinance permitting the parking of vehicles on a landscaped surface for the next Planning Commission meeting of January 31, 2011.

Exhibits

Attached

1. Initial Study
2. Response to Comments
3. Grading Application

Separate

1. Project Plans
2. Grading Plan

P niki Pa15-10 pm

NOTE:

INITIAL STUDY ATTACHED
SEPARATELY

ROLLING HILLS COVENANT CHURCH SOUTH CAMPUS IMPROVEMENT PROJECT INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION COMMENTS AND RESPONSES

PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT COMMENTED ON THE PROPOSED MITIGATED NEGATIVE DECLARATION

The public review period for the Initial Study and Proposed Mitigated Negative Declaration for the Rolling Hills Covenant Church South Campus Improvement Project commenced on December 7, 2010 and ended on January 7, 2011. Table 1 lists the persons, organizations, and public agencies that provided comments to the City of Rolling Hills Estates on the Proposed Mitigated Negative Declaration.

Table 1 Commenters on the Draft EIR		
Agency, Organization, and/or Person	Date Received	Date of Letter
City of Rancho Palos Verdes Fox, Kit	12/20/2010	12/20/2010
County Sanitation Districts of Los Angeles County Raza, Adriana	12/30/2010	12/29/2010
Metropolitan Water District of Southern California Shamma, John	1/06/2011	1/06/2011

COMMENTS AND RESPONSES

The comment letters received on the Proposed Mitigated Negative Declaration are presented below along with the Lead Agency's responses to the environmental points that were raised. Each point raised in these comment letters was assigned a number (e.g., XY-1). The Lead Agency's response to each enumerated comment is provided after the respective comment letter. The comment letters and corresponding responses appear in the same order as they are listed in Table 1.

LETTER FROM: CITY OF RANCHO PALOS VERDES, KIT FOX, AICP, ASSOCIATE PLANNER



PLANNING, BUILDING, & CODE ENFORCEMENT

20 December 2010

Niki Cutler, Principal Planner
 City of Rolling Hills Estates
 4045 Palos Verdes Dr. N.
 Rolling Hills Estates, CA 90274

SUBJECT Comments in Response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the Revised Rolling Hills Covenant Church Project (PA-15-10)

Dear ^{Niki}Ms. Cutler:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the Mitigated Negative Declaration (MND) for the above-mentioned project. As you may recall, the City commented several times on the Environmental Impact Report (EIR) for the previous expansion proposal for Rolling Hills Covenant Church (RHCC) between February 2002 and May 2004. The City respectfully offers the following comments on the revised proposal:

- 1) The Initial Study notes that Transportation/Traffic impacts for this revised proposal are expected to be less than significant. A "formal" traffic impact analysis is not warranted on the basis that the project results in an increase of less than fifty (50) peak-hour trips (i.e., forty-three (43) peak-hour trips attributable to the 3,848-square-foot expansion of Sunday school classrooms). The project description notes that the existing Administration building will be remodeled into "a new entry and Welcome Center." From the description in the Initial Study, the size and nature of the use and operation of the "Welcome Center" is not clear to us and, when combined with the expansion of Sunday school classrooms, we are concerned that the project may result in sufficient additional peak-hour trips to (at least) warrant a "formal" traffic impact analysis. RPV-1
- 2) The previous proposals for the expansion of RHCC facilities involved substantial site grading, with exported soil to be transported to the abutting Green Hills Memorial Park (Green Hills) in the City of Rancho Palos Verdes. At the time that these previous proposals were under consideration, this was a concern to the City of Rancho Palos Verdes because Green Hills did not have permission to accept imported fill. The Initial Study for the current proposal notes that "limited RPV-2

32940 HAWTHORNE BLVD. / RANCHO PALOS VERDES, CA 90275-8391
 PLANNING/CODE ENFORCEMENT (310) 544-5228 / BUILDING (310) 265-7800 / DEPT. FAX (310) 544-5293 / E-MAIL: PLANNING@RPV.COM

Niki Cutler
20 December 2010
Page 2

grading operations" are proposed, but does not quantify the amount of grading or indicate whether or not grading will be balanced on site. Please be aware that, in 2007, the City approved a 50-year master plan update for Green Hills that allows for the importation of nearly 98,000 cubic yards of fill over the life of the master plan. If the exportation of soil from the project site to Green Hills is proposed or anticipated as a part of this current proposal, its impacts should be assessed in the Initial Study. In addition, the approval of the project should be conditioned to require RHCC to obtain the City of Rancho Palos Verdes' approval for the importation of fill, consistent with Green Hills' current master plan (if applicable).

RIPV-2
(cont.)

Again, thank you for the opportunity to provide comments on this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at kitt@rpv.com.

Sincerely,



Kit Fox, AICP
Associate Planner

cc: Mayor Long and City Council
Carolyn Lehr, City Manager
Joel Rojas, Community Development Director

M:\Border Issues\Rolling Hills Covenant Church Expansion\20101220_MNDComments.doc

RESPONSES

RPV-1: The discussion on page 3 of the Initial Study titled *Proposed Remodel of the Existing Administration Building* provides a description of the specific type of spaces/uses proposed for the Welcome Center area. None of the proposed increased in building space, other than the Sunday School Rooms, would generate additional trips, because such increases in square footage would not increase the Church's overall activity. Rather, the proposed increases in building space are intended to better accommodate the Church's existing uses without expanding or increasing such uses. Thus, such expansion of building space would not result in additional trips.

RPV-2: No export of soil is known or expected to be required for the proposed project.

LETTER FROM: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY, ADRIANA RAZA,
CUSTOMER SERVICE SPECIALIST



1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

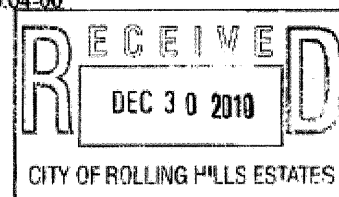
COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

STEPHEN R. MAGUIN
Chief Engineer and General Manager

December 29, 2010

File No: 05-00.04-00

Ms. Niki Cutler, AICP, Principal Planner
Planning Department
City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274



Dear Ms. Cutler:

Rolling Hills Covenant Church

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Prepare a Negative Declaration for the subject project on December 9, 2010. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall J Unit 1C Trunk Sewer, located in Delasonde Drive at Pontevedra Drive. This 18-inch diameter trunk sewer has a design capacity of 4.2 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2010. SD-1
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 279.0 mgd. SD-2
3. The expected increase in average wastewater flow from the project site is 3,081 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org. Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. SD-3
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org. Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on SD-4

Doc # 1775603.1

Recycled Paper

Ms. Niki Cutler

-2-

December 29, 2010

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

SD-4
(cont.)

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

SD-5

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Doc #: 1775603.1

RESPONSES

SD-1: The commenter provides information regarding the wastewater system that serves the project site. The information is noted. No response is required.

SD-2: The commenter identifies that project-generated wastewater would be treated at the Joint Water Pollution Control Plant in Carson, CA, and identifies the capacity of that facility. The information is noted. No response is required.

SD-3: The commenter identifies that the project is anticipated to generate 3,081 gallons per day of wastewater. The City of Rolling Hills Estates anticipates that the actual increase in wastewater generated at the Rolling Hills Covenant Church South Campus would be nominal, since the only proposed increase in usage would be limited to the expanded Sunday School program. The Campus' ultimate wastewater generation would be within the collection and treatment capacity of the Sanitation District's facilities.

SD-4: The comments/information is noted. No response is required.

SD-5: The comments/information is noted. No response is required.

LETTER FROM: METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, JOHN SHAMMA, MANAGER, ENVIRONMENTAL PLANNING TEAM



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

January 6, 2011

Via E-Mail and Federal Express

Ms. Niki Cutler, AICP
Principal Planner
City of Rolling Hills Estates,
4045 Palos Verdes Drive North,
Rolling Hills Estates, CA 90274

Dear Ms. Cutler:

Notice of Intent to Adopt a Mitigated Negative Declaration
for the Rolling Hills Covenant Church South Campus Improvement Project

The Metropolitan Water District of Southern California (Metropolitan) has received the Notice of Intent to adopt the mitigated negative declaration (MND) for the Rolling Hills Covenant Church South Campus Improvement Project (proposed project). The city of Rolling Hills Estates is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The proposed project consists of construction of a new 2-story, 15,286-square foot administration building; remodel of the facility's existing administration building to create a new entry and Welcome Center; construction of a new 2-story, 946-square foot maintenance shed; reconfiguration of the existing parking lot; and landscape and hardscape improvements. The proposed project would be located at 2222 Palos Verdes Drive North in the City of Rolling Hills Estates, Los Angeles County, California. The site lies along the south side of Palos Verdes Drive North approximately 2,000 feet east of the intersection of Palos Verdes Drive North and Palos Verdes Drive East. This letter contains Metropolitan's response to the Public Notice as a potentially affected public agency.

MWD-1

Metropolitan owns and operates facilities adjacent to the proposed project site. Metropolitan's Palos Verdes Reservoir is located to the west of the proposed project site immediately south of Palos Verdes Drive North. Metropolitan is concerned with the potential impacts to the reservoir and associated conveyances resulting from future excavation, construction, utilities or any redevelopment that may occur as a result of proposed project activities. Development and redevelopment associated with the proposed project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities and properties at all times in order to repair and maintain its system. Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist in preparing plans that are compatible with Metropolitan's facilities,

MWD-2

700 N. Alameda Street, Los Angeles, California 90012 • Mailing Address: P.O. Box 54153, Los Angeles, California, 90054-0153 • Telephone: (213) 217-6000

Ms. Niki Cutler
Page 2
January 6, 2010

easements and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and /or Easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

MWD-2
(cont.)

Our review of the MND revealed that the site plan on page eight was not sufficiently detailed to allow a determination of any possible impact on our facilities resulting from the proposed project. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, Metropolitan requires that detailed design plans for the proposed project be submitted prior to construction for review and written approval. Approval of the proposed project where it could impact Metropolitan's property should be contingent on Metropolitan's approval of design plans for the proposed project.

MWD-3

In addition, our review of the MND indicates a proposed change in the use of Metropolitan's property currently leased by the Rolling Hills Covenant Church (Church) on a year-to-year basis as an ancillary parking lot. This change in use would not be acceptable to Metropolitan and would constitute a violation in the terms of the lease agreement between Metropolitan and the Church.

The proposed change involves use of Metropolitan's property to satisfy the City of Rolling Hills Estates code requirements for parking spaces. The City requires a parking ratio of one space for every 33 square feet of public seating area for chapels and sanctuaries. The proposed total sanctuary area would be expanded to 20,614 square feet, necessitating the use of 120 spaces of the 167 leased spaces on Metropolitan's property to satisfy the code requirements. As a matter of policy, Metropolitan does not allow its property to be included in city code requirements for development. Metropolitan's lease document (R. L. 1882) with the Church (enclosed) only allows the use of the leased property for secondary, non-code parking. Therefore, the use of Metropolitan's leased property to satisfy the City's required parking ratio is not acceptable.

MWD-4

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future environmental documentation and design plans regarding this proposed project. If you have any questions, please contact Dr. Debbie Drezner at (213) 217-5687.

MWD-5

Very truly yours,



John Shamma
Manager, Environmental Planning Team

DD/dd

(J:\Environmental Planning-Compliance\COMPLETED JOBS\December 2010\Job No. 2010121710)

Enclosures: Guidelines
Existing lease (R.L. 1882)

Note: Due to its length, the enclosure *Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of the Metropolitan Water District of Southern California* is included in the project file and available upon request.

RESPONSES

MWD-1: The commenter provides opening remarks. No response is required.

MWD-2: The Metropolitan Water District's (MWD's) concerns are duly noted and the presence of their facilities in relation to the project site is acknowledged. As a condition of project approval, the City of Rolling Hills Estates will require that any work in the vicinity of MWD facilities must be first approved by MWD.

MWD-3: Comment noted. See response to comment MWD-2.

MWD-4: The MWD incorrectly interprets the Initial Study and states that the Church's sanctuary is proposed for expansion. No expansion of the sanctuary is proposed. For church facilities, the amount of parking required by the City's Municipal Code is based on sanctuary square footage. This is also intended to account for all ancillary uses on a church facility (e.g., bible study, Sunday school, etc.). Since no change in the sanctuary is proposed, the facility's parking requirement would not be affected by the proposed project. Additionally, the supply of onsite parking would not be decreased by the proposed project. Thus, since neither the parking requirement nor onsite parking supply would be changed by the project, no change in the Church's parking scenario would occur.

MWD-5: The commenter provides closing remarks. No response is required.



CITY OF ROLLING HILLS ESTATES
PLANNING DEPARTMENT
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274
Telephone-(310) 377-1577
Fax-(310) 377-4468
www.RollingHillsEstates-Ca.gov

GRADING APPLICATION

THIS GRADING PERMIT REVIEW SHALL AUTHORIZE ONLY THE GRADING WORK REQUESTED AND SHALL NOT CONSTITUTE APPROVAL OF OTHER STRUCTURES SHOWN ON THE GRADING PLAN.

OWNER ROLLING HILLS COVENANT CHURCH DATE JANUARY 12, 2011

ENGINEER R. T. QUINN & ASSOCIATES LICENSE # RCE 24988

CONTRACTOR NOT SELECTED LICENSE # ----

LOCATION ROLLING HILLS COVENANT CHURCH (SOUTH CAMPUS)

PROJECT DESCRIPTION FOOTING EXCAVATION FROM NEW ADMINISTRATION BUILDING

CONSTRUCTION WILL BE USED FOR PROPOSED DRIVEWAY AND EQUESTRIAN TRAIL REALIGNMENT

FILL AT THE NORTHEAST CORNER OF CAMPUS.

	YES	NO
EXTENT OF GRADING		
A. WILL THIS APPLICATION INVOLVE THE IMPORTATION OF ACCEPTABLE FILL MATERIAL?	<u>X</u>	<u>---</u>
1. IF YES, HOW MANY CUBIC YARDS? <u>250±</u> CUBIC YARDS		
B. WILL THIS APPLICATION INVOLVE THE EXPORTATION OF EARTH MATERIAL?	<u>---</u>	<u>X</u>
2. IF YES, HOW MANY CUBIC YARDS? <u>----</u> CUBIC YARDS		
C. WILL THE AMOUNT OF FILL EQUAL THE AMOUNT OF CUT?	<u>---</u>	<u>X</u>
EXPLANATION		

1

Post-It® Fax Note	7671	Date	1-12-11	# of pages	4
To	Niki	From	Jim Mitchell		
Co./Dept.		Co.			
Phone #		Phone	(310) 320-4125		
Fax #	(310) 377-4468	Fax #			

YES NO

D. WILL THIS PROPOSAL CUT INTO AN EXISTING SLOPE?

 X

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF CUT SLOPE?

LENGTH DEPTH 2. IF YES, WHAT IS THE RESULTANT RATIO? N/A

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING REMOVED?

APPROXIMATELY 150 C.Y. OF FOOTING EXCAVATION

E. WILL THIS PROPOSAL FILL AN EXISTING SLOPE?

 X

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF THE FILL SLOPE?

LENGTH 130 FT. DEPTH 10 FT. 2. IF YES, WHAT IS THE RESULTANT SLOPE RATIO? 2:1

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING FILLED?

APPROXIMATELY 400 C.Y.HYDROLOGY

A. WILL THIS PROPOSAL ALTER NATURAL DRAINAGE PATTERNS?

 X

B. WILL THIS PROPOSAL RESULT IN CONCENTRATION OF STORM WATER RUN-OFF?

 X

C. WILL STORM WATER BE DISCHARGED INTO AN ACCEPTABLE DRAINAGE FACILITY?

 X

D. WILL THIS PROPOSAL RESULT IN FLOW PATTERNS WHICH CAUSE WATER TO BE DIRECTED ONTO ADJACENT PROPERTIES?

 X

1. IF YES, HAS THE WRITTEN APPROVAL OF THESE PROPERTY OWNERS BEEN OBTAINED?

E. WILL THIS PROPOSAL INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND IMPROVEMENTS?

 X

F. WILL THIS PROPOSAL ADVERSELY AFFECT THE HYDROLOGY OF OTHER PROPERTIES?

 X

YES NO

G. WILL THIS PROPOSAL RESULT IN ANY EROSION?

X

1. IF YES, WHAT MEASURES HAVE BEEN TAKEN TO ENSURE EROSION PROTECTION?

EXPLANATION

GRADING METHODS

A. WILL THIS PROPOSAL REQUIRE THE USE OF HEAVY EQUIPMENT?

X

1. IF YES, WHAT MACHINERY WILL BE USED?

EXPLANATION D-6 BULLDOZER WITH A SHEEPSFOOT ROLLER.

B. WILL THIS PROPOSAL INVOLVE THE USE OF TRUCK TRANSPORT?

X

1. IF YES, WHAT CAPACITY OF VEHICLE AND WHAT HAUL ROUTE IS REQUESTED?

CAPACITY: 7 CUBIC YARDS

HAUL ROUTE FROM PROPOSED ADMINISTRATION BUILDING TO N.E. DRIVEWAY
DRIVEWAY AND EQUESTRIAN TRAIL REALIGNMENT AREA.

C. DESCRIBE METHODS OF DUST CONTROL TO BE EMPLOYED DURING GRADING.

EXPLANATION SPRAYED WATER FROM WATER TRUCK.

GRADING COMPATIBILITY

A. WILL THIS PROPOSAL RESPECT AND PRESERVE NATURAL AMENITIES, INCLUDING TOPOGRAPHY, LANDSCAPING AND NATURAL FEATURES?

X

YES NO

- B. WILL THIS PROPOSAL PRESERVE OPEN SPACE AND RESPECT
RESPECT THE PRIVACY OF SURROUNDING PROPERTIES?

X

EXPLANATION

- C. WILL THIS PROPOSAL INCORPORATE EXISTING AND/OR ADDITIONAL
LANDSCAPING TO ENSURE COMPATIBILITY WITH SURROUNDING
PROPERTIES?

X

EXPLANATION COMPACTED 2:1 FILL SLOPE FOR NEW DRIVEWAY WILL
BE PLANTED AND IRRIGATED.

- D. WILL THIS PROPOSAL RESPECT AND MAINTAIN EXISTING PUBLIC
AND PRIVATE VIEWS?

X

- E. WILL THIS PROPOSAL COMPLY WITH THE OBJECTIVES OF THE
NEIGHBORHOOD COMPATIBILITY ORDINANCE?

X

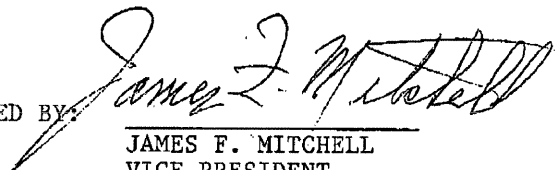
EXPLANATION

- F. WILL THIS PROPOSAL COMPLY WITH ALL CONDITIONS AND
REQUIREMENTS OF THE CITY OF ROLLING HILLS ESTATES
GRADING ORDINANCE (MUNICIPAL CODE 17.07.010)?

X

forms/grading updated 10/23/07

PREPARED BY:


JAMES F. MITCHELL
VICE PRESIDENT

R.T. QUINN & ASSOCIATES
1907 BORDER AVE.
TORRANCE, CA 90501
(310) 320-4125

CITY COUNCIL STAFF REPORT

ATTACHMENT 3

MINUTES EXCERPT
REGULAR PLANNING COMMISSION MEETING
JANUARY 31, 2011

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 15-06; APPLICANT: MR. CRAIG KNICKERBOCKER; LOCATION: N/E OF INTERSECTION OF TANGLEWOOD LANE AND ROLLING HILLS ROAD; A REQUEST FOR A TENTATIVE PARCEL MAP (TPM 061156), GRADING APPLICATION AND NEIGHBORHOOD COMPATIBILITY DETERMINATIONS FOR THE SUBDIVISION OF THREE LOTS AND CONSTRUCTION OF TWO SINGLE-FAMILY RESIDENCES IN THE RA-20 (HORSE OVERLAY) ZONE.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended adoption.

COMMISSIONER REIN and CHAIRMAN SCOTT asked about the third lot, and Planning Director Wahba confirmed that it will be merged into the adjacent property and that there would be no concern for development of that lot in the future. There is legal access to the lot from Tanglewood Lane, but the lot merger would leave only one lot, and if there was a proposed development it would have to be done under a lot split.

CHAIRMAN SCOTT asked about General Condition #10 and the project being deemed a "large project" under Ordinance 668. Planning Director Wahba responded that it's a fairly recent item approved by City Council, trying to streamline projects so that they don't drag on for a long period of time. Large projects have more time in which to apply for plan checks at Building & Safety.

CHAIRMAN SCOTT then asked about Geology and Soils condition # 26 and the statement that "any permanent slope should be at a slope of 2:1 (horizontal to vertical)" and whether there is a vertical slope being created by grading. Planning Director Wahba confirmed, stating that they cannot create an engineered slope of grading 2:1.

CHAIRMAN SCOTT then asked about Geology and Soils condition # 44 requiring asphalt or concrete for the driveway and whether block pavers are prohibited. Planning Director Wahba responded that block pavers would be fine.

CHAIRMAN SCOTT then asked about Easements condition # 61 and the bridle trail of 10 feet, as on some of those switchbacks 10 feet isn't feasible, although desirable, and also asked about the grade being 10% or 15%. Planning Director Wahba responded that the attached Exhibit A, page 12, shows a 15% grade average.

CHAIRMAN SCOTT then asked about that same paragraph requiring the applicant to provide and maintain a bridle trail with a white three-rail fence and whether the City is asking the homeowners to maintain 250 or 350 feet of trail in front of their home. Planning Director Wahba clarified that the applicant should provide the fence but not maintain it. Initially they would work with the City to construct the trail and fence, but ongoing maintenance of the trail would be the City's responsibility in the public right-of-way. It was agreed that the wording would be changed to "the applicant shall also construct a bridle trail and white three-rail fence in front of the proposed home along Rolling Hills Road."

COMMISSIONER BAYER suggested that the wording in General Condition # 8 be changed to "for the following items: mathematical accuracy," etc. Planning Director Wahba agreed.

COMMISSIONER BAYER then asked about Utilities and Service Systems conditions # 62, 63 and 64 and City Engineer condition # 82, differentiating between existing utility poles and any new utility poles that could go in and whether undergrounding is mandatory if cost prohibitive. Planning Director Wahba clarified that it's understood that if the poles have to be moved forward or back then the new service for those two homes would run down the poles in sleeves and then be underground to the new homes.

COMMISSIONER BAYER then asked about Special Condition # 98 stating that the applicant will "strive" to incorporate green building guidelines, but the applicant is actually "mandated" to do so under the new law. Planning Director Wahba agreed that the applicant has to do it anyway, whether there is a condition of approval or not under the new 2011 LA County Build it Green guidelines. COMMISSIONER BAYER asked that the wording be changed to incorporate state law standards and strive to meet further standards.

COMMISSIONER BAYER moved, seconded by COMMISSIONER HUFF,

TO ADOPT RESOLUTION NO. PA-15-06 REVISION "A" RECOMMENDING APPROVAL OF THE PROJECT AND ADOPTION OF THE ASSOCIATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO THE CITY COUNCIL.

AYES: Huff, Rein, Bayer, Chairman Scott
NOES: None
ABSTAIN: None
ABSENT: Conway, Southwell

Planning Director Wahba explained that this item will come before City Council at the February 22, 2011, meeting. *This item was originally advertised for the City Council meeting of February 8, 2011, but the applicant indicated to staff that he would not be able to attend, therefore it was continued to February 22, 2011.*



Staff Report

City of Rolling Hills Estates

AGENDA

JAN 31 2011

ITEM NO. 7B

DATE: JANUARY 31, 2011

TO: PLANNING COMMISSION

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 15-10
APPLICANT: CRAIG KNICKERBOCKER;
LOCATION: 2222 PALOS VERDES DRIVE NORTH

OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

BACKGROUND AND DISCUSSION

A public hearing for the subject application was held on January 18, 2011. Minutes of that meeting are included as Attachment 2 to this report. At that meeting, the Planning Commission directed staff to prepare a resolution recommending approval of the above-noted project to the City Council. Accordingly, Resolution No. PA-15-10 is included as Attachment 1 herein.

The resolution includes conditions of approval previously suggested in the January 18, 2011 staff report. In addition, staff has included conditions of approval to address items discussed by the Planning Commission and the public as follows:

- Condition of Approval No. 26 addresses a requirement for further review to determine adequate parking should the Metropolitan Water District or north church campus parking become unavailable for south campus uses in the future.
- Condition of Approval No. 27 indicates that the project shall strive to become certified at the Silver level in the Leadership in Energy and Environmental Design (LEED) program.
- Condition of Approval No. 28 indicates that the project applicant shall minimize water flowing onto the public bridle trail to the south of the project site and, to the extent feasible, address flooding in the area with the Metropolitan Water District.

- Condition of Approval No. 29 indicates that the project shall strive to provide landscaped parking spaces in addition to the 123 spaces proposed on the site plan and that a plan for the delineation of landscaped spaces shall be reviewed and approved by the City Traffic Engineer.

Further, it can be noted that Condition of Approval No. 25 indicates that all existing conditions of approval from previous resolutions addressing the project site remain in full force and effect unless subsequently modified.

RECOMMENDATION

Staff recommends that the Planning Commission approve Planning Commission Resolution No. PA-15-10 recommending approval of the project and adoption of the associated Mitigated Negative Declaration to the City Council.

EXHIBITS

Attached

1. Planning Commission Resolution No. PA-15-10
2. Minutes Excerpt – 1/18/11

Pa 15-10 pm2.doc

PLANNING COMMISSION
CITY OF ROLLING HILLS ESTATES
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PA-15-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES, RECOMMENDING APPROVAL OF A NEIGHBORHOOD COMPATIBILITY DETERMINATION, GRADING APPLICATION, AND A CODE AMENDMENT TO PERMIT THE PARKING OF VEHICLES ON A LANDSCAPED (I.E., GRASS PAVED) SURFACE FOR A 16,232 SQUARE FOOT EXPANSION TO THE SOUTH CAMPUS OF ROLLING HILLS COVENANT CHURCH, SAID EXPANSION AREAS CONSISTING OF A CHOIR ROOM, RECEPTION AREAS, CONFERENCE ROOMS, OFFICES, KITCHEN, BATHROOMS, SUNDAY SCHOOL ROOMS, STORAGE AREAS, CIRCULATION AREAS ON BOTH THE MAIN AND LOWER LEVELS, AND A 1,068 SQUARE FOOT DECK EXPANSION ON A 7.25-ACRE PARCEL. APPLICANT: MR. CRAIG KNICKERBOCKER (ROLLING HILLS COVENANT CHURCH); LOCATION: 26815 ROLLING HILLS ROAD.

WHEREAS, Mr. Craig Knickerbocker filed an application with the Planning Department requesting permission to expand and remodel Rolling Hills Covenant Church and to amend the Rolling Hills Estates Municipal Code to permit the parking of vehicles on a landscaped (i.e., grass-paved) surface on a 7.25-acre parcel; such an application as required by Chapters 17.20, 17.62, 17.07, and 17.40 of the Rolling Hills Estates Municipal Code; and

WHEREAS, project plans are attached as *Exhibit A* to this Resolution; and

WHEREAS, the project does not propose an expansion of sanctuary seating or an increase in the enrollment at the church school; and

WHEREAS, the project proposes to utilize grass-paved parking spaces as landscaped area counting toward the project minimum landscaping requirement; and

WHEREAS, the Planning Commission would support a Variance to permit less landscaping than required by Code to preserve the number of parking spaces proposed on the site plan, should the City Council deny the proposed Code Amendment; and

WHEREAS, an Initial Study was prepared by the City in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the project would not have a significant impact on the environment with proper mitigation. As such, a Mitigated Negative Declaration was prepared; and

WHEREAS, in accordance with Section 65033 of the Government Code, the public, abutting cities, affected agencies and districts were notified of the availability of the Initial Study and Mitigated Negative Declaration and were given an opportunity to review and comment; and

WHEREAS, the Planning Department responded in writing to said comments in the Initial Study; and

WHEREAS, upon giving the required notice the Planning Commission conducted a Public Hearing on the 18th day of January, 2011. All interested parties were given full opportunity to be heard and to present evidence; and

WHEREAS, given that the application includes a request for an amendment to the Municipal Code which requires approval by the City Council, the Planning Commission acts in an advisory capacity for the subject application; and

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills Estates does hereby resolve as follows:

SECTION 1. That the foregoing facts constitute conditions necessary to recommend approval of a Neighborhood Compatibility Determination, grading application, and a Code Resolution No. PA-15-10
January 31, 2011

Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Therefore, the Planning Commission recommends approval of PA-15-10 to the City Council. Unless otherwise stated, these conditions must be met at all times by the applicant, otherwise, this approval becomes null and void.

1. That the development shall be located and constructed as shown on *Exhibit A*.
2. That any substantial modification including, but not limited to, exterior building elevations, parking lot design, and landscaping, shall receive prior approval of the Planning Commission; minor modifications may be approved by the City Manager.
3. That all applicable requirements of the State, County, City and other Governmental entities, must be met.
4. That prior to issuance of Building Permits or Grading Permits, a Zone Clearance shall be obtained from the Planning Department.
5. That this project, classified as a "large project" under Ord. No. 668, shall be subject to a twelve month time period (commencing upon the effective date of project approval), in which the entire project must be submitted for plan check review with the Department of Building and Safety, with two six month time extensions maximum allowed to be granted by the Planning Commission.
6. That the applicant shall comply with all applicable NPDES (National Pollutant Discharge Elimination Systems) requirements.
7. That all proposed new utilities shall be placed underground to the nearest off-site facility, per Municipal Code Section 15.04.080.
8. The applicant shall defend, hold harmless and indemnify at his or her own expense the City, its agents, officers and employees, from any claim, action, or proceeding, to attack, set aside, void or annul the approval granted in this resolution and shall reimburse the City, its agents, officers and employees for any damages, court costs and attorneys' fees incurred as a result of such action. The City at its sole discretion may participate in the defense of any such action but such participation shall not relieve applicant of his or her obligation under this condition.
10. The applicant shall erect a six-foot high security fence around the construction area(s) of the property to the satisfaction of the Planning Director and Building Official. Prior to construction, a construction sign(s) as provided by the City shall be conspicuously posted on the fence adjacent to the street of the project and/or adjacent to all entrances of the project. The site shall be maintained in a clean sanitary manner at all times during and after construction.
11. That the storm drainage from building roofs and paved areas shall be collected on-site and discharged to the street under any sidewalk and/or roadway.
12. That all roof-mounted equipment shall be screened from view. Any screening features shall be architecturally integrated with the proposed structure and shown on Exhibit A, as approved by the Planning Commission.
13. That, prior to the issuance of Zone Clearance, a method of control to prevent dust and windblown earth problems, and the route for trucking soil, shall be submitted to, and approved by, the City Manager.
14. That permits are required for all work within public rights-of-way, and shall be subject to review and approval of the City Manager.
15. That all handicapped spaces are to be posted and painted to meet the State Handicapped Parking Requirements.

16. That the applicant shall comply with the City's Noise Ordinance, both during the construction phase of the development and during the operation of the complex after construction is completed.
17. That trash enclosures shall be architecturally compatible with the proposed construction as approved by the Planning Commission and shown in Exhibit A, incorporated herein by reference. The trash receptacle and debris shall be contained and maintained within the enclosed area.
18. That, prior to issuance of a Zone Clearance, the applicant shall: (A) submit a Landscaping and Irrigation Plan prepared by a licensed Landscape Architect for the subject site; and (B) shall have that Plan reviewed by the Park and Activities Commission; and (C) shall have the landscaping and irrigation installed to the satisfaction of the City Manager prior to occupancy.
19. That the Landscape Plan shall comply with Chapter 17.59 (Landscaping and Irrigation) of the Municipal Code for water efficiency.
20. That the development shall not produce odors which would exceed State or County Sanitation Standards or odors determined to be offensive by the County Health Department.
21. That no storage containers, merchandise or delivery trucks shall be permitted in any off-street parking lots.
22. That all prior conditions of approval included in Resolutions applicable to the subject project site, including but not limited to conditions included in Resolution Nos. 982, CUP-100-86, and CUP-101-93 attached hereto and incorporated herein by reference as *Exhibit B*, and all subsequent amendments shall remain in full force and effect unless modified or superseded by subsequent City action. Should any conditions of approval conflict, the more restrictive shall apply.
23. Prior to issuance of construction permits, Planning staff shall review the materials and colors of the proposed structures, including but not limited to, the new 2-story Administration Building, remodel of the facility's existing Administration Building, and the new 2-story maintenance shed, to ensure compatibility with the existing structures and compliance with the objectives of the City's Neighborhood Compatibility Ordinance (as outlined in RHE Municipal Code § 17.62.030).
24. Prior to the issuance of construction permits, the project proponent shall apply for a Special Use Permit (SUP) to be exempt from the power/light intensity requirements (item "B") of the City's residential lighting standards (Section 17.42.030[B] of the City of Rolling Hills Estates' Municipal Code). The SUP application shall include a lighting plan that demonstrates compliance with Municipal Code Section 17.42.030(D), which limits any indirect illumination of neighboring properties to four-tenths footcandle at the property line or less.
25. Grading, trenching, and excavation activities on the project site shall be monitored by a qualified archeological monitor approved by the City. If buried archeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until the monitor can assess the significance of the archaeological resources and recommend to the City the appropriate action. The Planning Director shall be notified of any finds and the recommendation of the monitor within 24-hours. At the conclusion of monitoring, a report of findings with an appended itemized inventory of specimens shall be prepared and submitted to the Planning Director to indicate completion of project monitoring. Disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. In the event of the accidental discovery of any human remains, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 shall be implemented.
26. That sufficient parking for the subject application continues to utilize overflow parking areas on the Metropolitan Water District property as well as available parking on the

Rolling Hills Covenant Church north campus accessible through shuttle service between church campuses. Should Metropolitan Water District or north campus parking become unavailable for south campus uses, further review to ensure the adequacy of available parking shall be required by the Planning Commission.

27. That the project shall strive to become certified at the Silver level in the Leadership in Energy and Environmental Design (LEED) program.
28. That the project applicant shall minimize water flowing onto the public bridle trail to the south of the project site. To the extent feasible, the applicant shall work with the Metropolitan Water District to make off-site improvements to the portion of the trail to the south of the site that experiences flooding.
29. That the project shall strive to provide landscaped parking spaces in addition to the 123 spaces proposed on the site plan. A method to delineate the landscaped parking spaces (i.e., with flags) shall be required and approved by the City Traffic Engineer to ensure that spaces are utilized as shown on the parking plan.
30. That the final trail realignment near the easterly property line will be reviewed and approved by the City Manager or his designee. The trail shall be at least fifteen feet wide.
31. That the project applicant shall coordinate with the Metropolitan Water District (MWD) prior to and during grading or construction on the project site to ensure no disruption to MWD activities.
32. That all project Mitigation Measures, as identified in the attached Mitigation Monitoring Program (*Exhibit C*), shall be completed to the satisfaction of the responsible Department/agency.
33. Prior to issuance of a grading or building permit, the project applicant shall provide a haul route plan for review and approval by the City Engineer. The haul route plan shall identify routes for vehicles accessing the project site, staging areas, and worker parking areas.
34. That prior to demolition, the applicant shall submit a traffic control plan to minimize traffic disruption, subject to review and approval by the City of Rolling Hills Estates; said plan shall include, but not limited to, the use of flag persons.
35. All construction activity shall be limited to between the hours of 7:00 A.M. and 5:00 P.M. Monday through Friday, and 9:00 A.M. and 5:00 P.M. on Saturday. No work shall be permitted on Sundays or holidays (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day).
36. No queuing of trucks or arrival of construction materials and/or workers to the construction site shall be permitted outside the permitted construction hours and days.
37. Contractor shall ensure that construction equipment is fitted with modern sound-reduction equipment.
38. That the applicant shall, to the extent feasible or as required by law, salvage and recycle demolition materials.
39. Prior to issuance of building permits, the project applicant shall be required to pay its fair share of applicable fees for General Plan purposes, as a condition of the discretionary land use approvals granted by the City.

SECTION 2. The Planning Commission hereby recommends approval the Mitigated Negative Declaration, finding that the proposed project, subject to the conditions stated herein, will not result in any adverse environmental impacts.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution.

ADOPTED this 31st day of January, 2011.

TIM SCOTT, CHAIRMAN

ATTEST:

DOUGLAS R. PRICHARD, CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. PA-15-10 was adopted by the Planning Commission of the City of Rolling Hills Estates at a regular meeting held thereof on the 31st day of January, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUGLAS R. PRICHARD, CITY CLERK

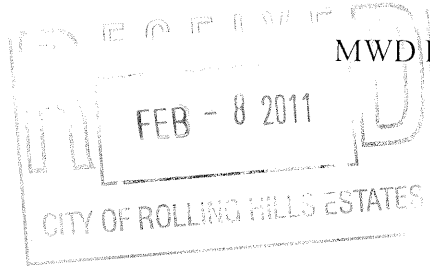
CITY COUNCIL STAFF REPORT

ATTACHMENT 4

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

CERTIFIED MAIL

R.L. 1882
Palos Verdes Reservoir
MWD Parcel No: 1413-22-1 (Ptn.)
APN 7554-001-903



February 7, 2011

Mr. Bob Alley
Rolling Hills Covenant Church, Inc.
2222 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

Dear Mr. Alley:

Response to Notice of Intent to Adopt a Mitigated Negative Declaration
for the Rolling Hills Covenant Church South Campus Improvement Project

The Metropolitan Water District of Southern California (Metropolitan) has received a Notice of Intent from the City of Rolling Hills Estates to adopt a mitigated negative declaration (MND) for the Rolling Hills Covenant Church South Campus Improvement Project (proposed project) at 2222 Palos Verdes Drive North in the City of Rolling Hills Estates, Los Angeles County, California. The proposed project consists of construction of a new 2-story, 15,286-square foot administration building; remodel of the facility's existing administration building to create a new entry and Welcome Center; construction of a new 2-story, 946-square foot maintenance shed; reconfiguration of the existing parking lot; and landscape and hardscape improvements.

Metropolitan's review of the MND indicates a proposed change in the use of Metropolitan's property currently leased by the Rolling Hills Covenant Church (RHCC) on a year-to-year basis as an ancillary parking lot (Lease R.L. 1882). The proposed change involves use of Metropolitan's property to satisfy the City of Rolling Hills Estates code requirements for parking spaces in conjunction with RHCC's proposed project. The City requires a parking ratio of one space for every 33 square feet of public seating area for chapels and sanctuaries. The proposed total sanctuary area would be expanded to 20,614 square feet, necessitating the use of 120 spaces of the 167 leased spaces on Metropolitan's property to satisfy the code requirements. Pursuant to Paragraph 3, "Use", of Lease R.L. 1882 between Metropolitan and RHCC, Metropolitan's property shall be used for secondary, non-code parking only. Therefore, the use of Metropolitan's leased property to satisfy the City's required parking ratio would encumber Metropolitan's property with a long-term city requirement and is not acceptable. If RHCC proceeds with this change in use, it would constitute a violation of the lease and cause for termination of the lease. We are hopeful that RHCC can find other property for the required parking, or seek a variance from the city if it cannot do so.

February 7, 2011
Mr. Bob Alley
Rolling Hills Covenant Church, Inc.

If you have any questions regarding this matter, please can call Ms. Patty M. Fowler
at (213) 217-7575.

Very truly yours,



Sherman J. Hom
Manager, Right of Way Unit
Real Property Management and Development Group

PMF:dlw
s:\PropMngt\WA3385_Mitigated Neg Dec Response

cc: Ms. Niki Cutler, AICP
Principal Planner
City of Rolling Hills Estates,
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

[Print Page](#)

A decade of planning pays off

By Jeremiah Dobruck, Peninsula News
Thursday, February 24, 2011 10:57 AM PST

Church's expansion with a controversial past is about to be approved.

RHE — Rolling Hills Covenant Church is nearing the end of a saga.

At a quiet meeting with no objection, Rolling Hills Estates City Council moved within one step of approving the church's expansion that — through the last decade — brought threats of lawsuits, packed council chambers and public speakers so passionate they were ejected from meetings.

Almost a decade ago, when the church at 2222 Palos Verdes Drive North first proposed an expansion, the surrounding community balked. After that, four separate proposals were denied by the Planning Commission or City Council, with the last one coming in 2006.

Now, more than four years later, the same City Council members who shot down multiple attempts, glowed during Covenant Church's plans at Tuesday night's council meeting.

"I'm so delighted to be sitting here and looking at this so many years later because it comes kind of full circle," Councilman Frank Zerunyan said. "It's really nice to see. It's nice to be here today."

The key and calming difference in Covenant Church's plan is the sanctuary.

The original plans including a new 2,500-seat sanctuary drew residents' ire, as did proposals for a 2,200-seat sanctuary, a 1,650-seat sanctuary and a 1,500-seat sanctuary.

The idea of adding that many people and parking spaces to a rural neighborhood in RHE had neighbors up in arms. They continually attacked the idea and the church's proposals.

Since the last denial in 2006, Covenant Church members embarked on a journey to find a solution that neighbors would support and the city would approve.

What they came up with is a 16,232-square-foot expansion including a reception area, choir room, office space, Sunday school rooms, deck, bathrooms and — most importantly — no enlarged sanctuary.

"We worked really hard to get with our neighbors to find a project that they could live with and support and one that we could live with and support," Craig Knickerbocker, the chairman of the expansion team at Covenant Church, said.

Apparently they found one. No public speakers opposed the expansion either at the Planning Commission or City Council level.

"We all kind of assumed there would be somebody or some group of people that would come out of the woodwork and have a problem with it because you just can't please everybody all the time, but in this case I think we did please everybody," Knickerbocker said. "That was really neat to see from everybody's standpoint."

In fact, staunch opponents of the previous expansion plans took part in approving the new project.

On the night Covenant Church's new proposal came before the Planning Commission, Tim Scott was selected to chair the body.

Scott, a real estate lawyer, was one of the residents attacking previous plans for the expansion, but this proposal was different.

"I loved it when I saw Tim Scott's signature on the resolution [approving it]," Zerunyan said. "Only in Rolling Hills Estates."

There were a few bumps in the road for this plan.

The church will have to move an equestrian trail, and the city approved for the first time using a percolating pavement as counting toward both a landscaping and parking requirement for institutional zones.

But in comparison to overflowing council chambers, the issues were minor.

Because it built up almost \$18 million in its expansion fund and this expansion is smaller than any it planned before, the church has used the fund for other projects.

The church purchased a community center in Peninsula Center that can house congregants who won't fit in the unchanged sanctuary. It planted churches in Wilmington, Gardena, Torrance and Manhattan Beach. And it sent a quarter million dollars each to build a women's shelter in Wilmington, to support an aids orphanage in South Africa and to build a small hospital in the Congo, Kinkerbocker said.

All that's left is for the City Council to introduce a final ordinance for a second reading at its next meeting and approve it. Barring the unforeseen, the expansion is a go, Knickerbocker said.

"We are just thrilled that our neighbors are happy and our congregation is happy because we want to be good neighbors and we want to reach out to our community," he said.

jdobruck@pvnews.com

Palos Verdes Peninsula school board to discuss Peninsula High stadium lighting

Williams also will discuss budget cuts that the Palos Verdes Peninsula Unified School District could face in the coming school year.

The 6:30 p.m. meeting is at 375 Via Almar, Palos Verdes Estates.

- Melissa Pamer

By Melissa Pamer Staff Writer

Posted: 01/26/2011 06:34:10 PM PST

Updated: 01/26/2011 06:44:45 PM PST

The Palos Verdes Peninsula school board tonight will again turn to the controversial issue of a proposal for stadium lighting at a local high school.

Superintendent Walker Williams said he intends to clarify the board's action last summer that allowed a group of parents and alumni to raise funds for a stadium lights plan at Palos Verdes Peninsula High in Rolling Hills Estates.

Following a fundraising mailer recently sent out by the committee backing the lighting plan, Williams said he has received letters from concerned citizens who live around the school.

The proposal has not yet received school board approval, but the panel did vote to let the committee move forward with fundraising.

A vote on the lighting plan itself has not yet been scheduled, and the board is not set to take any action tonight.

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Palos Verdes Peninsula USD

Meeting: Regular Meeting : O. Information

Created : January 27, 2011 at 08:36 AM

1. Review of Board Action Related to the Palos Verdes Peninsula High School Stadium Lights Steering Committee Project

January 27, 2011

Status:

Quick Summary / Recommended Action

Presented as an information item.

Current Considerations

Staff will re-state and clarify action taken at the July 22, 2010, Board of Education meeting that authorized the Palos Verdes Peninsula High School Stadium Lights Steering Committee to raise limited funds in order to develop necessary plans, documentation, and estimated costs for the installation of stadium lights at Palos Verdes Peninsula High School.

Associated File Attachments



[Exhibit A - Board Policy 3290.1, Capital Campaigns/Project - Facilities \(Files\)](#)



[Exhibit B - Administrative Regulation 3290.1, Capital Campaigns/Project - Facilities \(Files\)](#)

Palos Verdes Peninsula USD

Board Policy

Capital Campaigns/Project-Facilities

BP 3290.1

Business and Noninstructional Operations

The Board of Education recognizes that members of individual school communities may wish to organize capital campaigns to raise funds to build or modify facilities for their respective schools. Capital campaigns are defined as any project for which funds are specifically raised and that require approval from the Division of the State Architect (DSA).

While the Board is supportive of such activities, and welcomes the interest and participation of members of the school community, it recognizes that these activities may not be the primary function of the school or district. Even though these fundraising activities are independent of the school and district, they are governed by all applicable provisions of the Education Code as well as the policies and administrative regulations of the district.

While greatly appreciating suitable donations, the Board discourages any gift(s), which may directly or indirectly impair its commitment to providing equal educational opportunities for all students.

Organizers of capital campaigns shall be especially careful not to seek advantages for the activities they support if those advantages might be detrimental to other school/district programs and or support groups, including the PTA and Peninsula Education Foundation. In order to protect the district and its programs, the Superintendent with approval of the Board, shall establish appropriate controls for activities related to fundraising for capital campaigns/projects.

Any fundraising by a school connected organization for a facilities related project must be approved by the Board prior to the initiation of fundraising activities.

Policy PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
adopted: June 29, 2006 Palos Verdes Estates, California

Palos Verdes Peninsula USD

Administrative Regulation

Capital Campaigns/Project-Facilities

AR 3290.1

Business and Noninstructional Operations

Any school connected organization whose purpose is to raise funds to build or modify facilities at a school site or on any other district property shall comply with the following guidelines.

1. Prior to initiating fundraising activities for a capital campaign/project, the school organization and/or principal shall provide the Superintendent or designee with the following information regarding the committee and conceptual project:
 - a. The name of the organization
 - b. The names, addresses, phone numbers of all the officers and committee members
 - c. A description of the organization's purpose, proposed project(s), educational purpose of the project, how the project falls within the overall educational objectives of the district, and estimated cost of project(s).
 - d. A specific timeline and list of objectives
 - e. The name of the bank where organization accounts will be located and the names of those authorized to withdraw funds and/or transfer funds to the district.
 - f. Recent financial information (i.e. budget and bank statements) about the organization.
 - g. A description of the organization's fundraising plans
 - h. A plan for funds that are raised but not spent
 - i. Proof of insurance
2. After receipt of the above information, the Superintendent or designee and/or the Committee may submit a proposal to the Board for authorization to raise limited funds in order to develop the necessary plans, documentation, and estimated costs for the project. All plans shall be developed/designed by architects and engineers experienced with public schools projects.
3. The district, at anytime at its sole discretion, shall reconfirm the estimated costs and timeline of the project with a district approved construction management firm and/or by a firm that has known and specialized experience in estimating school construction costs. Any costs

incurred by the district shall be reimbursed by the capital campaign.

4. Architectural plans, prior to being presented to the Division of State Architect (DSA), shall first be presented to the Board of Education for approval. Such plans shall first be reviewed by a Board approved Architect, familiar with DSA requirements.

5. After receipt of the above information, the Superintendent or designee may present the proposed project(s) to the Board for initial approval if he/she determines:

a. That there is an educational need for the project

b. The proposal is realistic in terms of scope of work/project, proposed timelines and cost, including the on-going cost of maintaining the facility.

c. The estimated cost for the project is accurate as verified by a firm that has known and specialized experience in estimating school construction costs. The cost of this report will be a part of the proposed budget. This includes the cost of district staff to properly evaluate, supervise, and manage the project, all related soft costs, indirect costs, and 15 percent in contingency costs. The project budget must also include the cost of a Board approved construction management firm that will provide management and oversight to the project.

d. That there are alternative plans if the financial target is not reached

e. The project will not interfere with other district programs or fundraising projects that have received prior approval from the Board.

6. If the project receives initial approval from the Board, the school organization may begin raising funds to support the project. The committee shall provide the Board and the Superintendent or designee with written updates monthly regarding:

a. Upcoming fundraising activities

b. Progress report on meeting financial target

c. Architectural plans and changes

7. Once the project receives approval from the Division of the State Architect, the principal and/or committee shall ask the Board for approval for the district to begin the bidding process. The principal and/or the committee must also verify that there is an appropriate amount of funds for the project deposited in the bank or county Treasury based on a current (within the last three months) construction cost estimate of the project and all the other associated costs as identified in 5c.

8. After the bid process closes, the Superintendent or designee shall once again verify that the school organization has the necessary funds, including 15 percent in contingency costs and other associated costs as identified in 5c, to complete the project. Once verified, the

Superintendent will make a final recommendation to the Board regarding the proposed project.

Regulation	PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
approved:	June 29, 2006 Palos Verdes Estates, California
revised:	October 12, 2006

[Print Page](#)

Glare, noise are concerns for lights opponents

By Mary Scott, Peninsula News

Thursday, February 10, 2011 10:35 AM PST

Feeling that they haven't been heard clearly by the Palos Verdes Peninsula Unified School District and the Board of Education, members of the Peninsula Preservation Committee spoke to the board at its Jan. 27 meeting.

The group's concern is the fundraising efforts by the Peninsula High School Stadium Lights Steering Committee to pay for design plans and the environmental impact report for the installation of four 80-foot-tall light poles and a new sound system on PENHI's football field.

"You, the Palos Verdes school board, are our elected officials; we, the residents, are your constituency," resident Sam Josephson told board members. "You need to hear us; you need to talk with us, and you need to take us seriously."

The committee's main issue is the negative effect the lights and night games could have on quality of life on the Peninsula. Members fear they will alter the quiet residential, semi-rural neighborhoods that brought them to the Peninsula in the first place. Beside the glare from the lights and the noise coming from the stadium, they also are concerned about traffic and parking.

In the past, school boards have been asked to approve lights at the school, resident Eleanor Curry told the News. Curry is a current member of the Preservation Committee and a former school board member.

"Each time, to date, the board and the administration has valued the residential area and felt that it was an imposition," she said, "and the imposition on the residents' property values and their life on the Peninsula was too big a price to ask of voting members of the citizenry, and people who have always supported the schools and young people."

Committee member Mark Sturgeon said he supports the schools and their academic and athletic programs, but the concept of turning football games into community events can be done in the afternoons.

"They're proposing bringing the community together, but the proposition of night games is actually dividing the community," Sturgeon said. "It's having just the opposite effect."

"It's important to stress that it impacts the entire community. ... It impacts more than the surrounding homes below [the school]," Curry said.

None of the group members who spoke to the News said they were opposed to the temporary lights brought in for special occasions such as homecoming games or graduation.

But, "permanent lights will bring permanent use," Curry said.

The group said it believes that the high school's field and lights will be used more than the five to seven nights a year proposed.

"What would happen if the girls soccer team went to the school board and said, 'We want to play our home games at night using the lights'?" Sturgeon asked. "Is the school board going to be able to tell the girls soccer team, 'No you can't use it; it's for the exclusive use of the boys football team'? You don't have to look down the road very far to see where this is going to go."

Also on the residents' minds are parking and traffic.

Michelle McKinney, general manager of the Peninsula Shopping Center, had offered the use of the center's parking lot for overflow. She has since retracted the offer after the center's merchants signed a petition against the idea.

Some streets surrounding the school have permit parking, Josephson said, and the cities of Rolling Hills Estates and Rancho Palos Verdes have refined their requirements making it easier for other neighborhoods to create permit parking.

"The lights' proponents plan does not provide parking," he said.

Josephson has lived in his home below the high school for 44 years and said he knew he was moving his family near a high school.

"My kids went there," he said.

He can tolerate the activity during the day because he knows that "when the sun goes down, they go home."

Kevin Moen, a football coach at PENHI and a member of the Stadium Lights Steering Committee, said that opponents have voiced their concerns at school board and city council meetings.

"To address those concerns we offered to add a new sound system to the stadium; we are incorporating the latest light technology that reduces light spill outside of the field area; and we set about to create parking alternatives, which are still under review," he said. "We have heard the opposition and have made every effort to address those concerns."

The Preservation Committee has asked to meet with school board members outside of their meetings. The committee would like for the board to give them a timeline as to how long the Steering Committee can raise funds and when must they stop.

Board President Dora de la Rosa said that she and district administrators are in the process of setting up a meeting with the Preservation Committee. A concern she has about board members talking with the residents outside of meetings is a potential violation of the Brown Act, whereas no more than two board members can discuss issues outside of meetings. Another is the potential of having five board members with varying information when they are ready to vote on the issue.

"We're going to make the best decision if we act as a body," she said.

De la Rosa added that board members have not met with the Stadium Lights Steering Committee outside of board meetings.

Currently, the lights committee has raised more than \$100,000, Moen said.

"Once we reach \$250,000, we can begin the EIR process, which was asked for by the opposition and requested by the cities of RPV and RHE, and supported by the school board," he said. "The cost of the EIR is under review, and the report is based solely on scientific data and must comply

with the California Environmental Quality Act, the California law that regulates projects that may have an impact on the environment. Upon completion of this report all parties will be notified and have an opportunity to address any further concerns that exist."

mscott@pvnews.com



Peninsula High School's girls soccer team plays an afternoon home game against Manhattan Beach rival Mira Costa High School. A group of residents living near the school are concerned that if a plan to install permanent lights on the field for Friday night football games is approved, other teams at the school will want to use them. Opponents say that the lights will impact the quiet, semirural atmosphere of the neighborhoods.

Kit Fox

From: Carolynn Petru [carolynn@rpv.com]
Sent: Thursday, February 17, 2011 7:44 AM
To: 'Kit Fox'
Cc: 'Joel Rojas'
Subject: FW: Stadium Lights at PVPHS

Hi Kit –

FYI – Border Issues.

CP

From: Mark & Joan Sturgeon [mailto:mjsturgeon@verizon.net]
Sent: Wednesday, February 16, 2011 8:17 PM
To: cc@rpv.com
Subject: Stadium Lights at PVPHS

Dear Mayor Long and members of the City Council,

Subject: Proposed Stadium Lights at PVP High School

I am opposed to the installation of stadium lights at Palos Verdes Peninsula High School. Last night I turned on channel 35 and was pleasantly surprised to find Ken Dyda addressing the City Council regarding this issue. I was even more pleased to learn that Mayor Long had addressed this issue in a personal letter to the School Board. Thank you Mayor Long.

I live in the Blackhorse tract, and like hundreds of my neighbors, already suffer the noise from Friday afternoon football games. Should the lights be approved, my neighbors and I would be subjected to glare and impairment of our nighttime views, in addition to the noise. You should have received my letter of November 4, 2010 outlining my concerns and requesting your continued involvement.

This issue is bigger than the negative impacts that nighttime athletic events would impose upon the neighborhoods surrounding the school. The larger issue is the preservation of the character of our community. We all appreciate the Peninsula's semi-rural character with the absence of street lighting in the majority of our cities and neighborhoods. We are a community that appreciates peace and quiet in the evening hours. We are not a community that desires bright lights and a large crowd.

We look to you gentleman as the defenders of our community and its unique character. The School Board, on the other hand, may choose to put the interest of the high school football team and their boosters ahead of the community. I understand that the School Board has jurisdiction over this issue. Never the less, I am asking you to use all the tools at your disposal to influence the outcome in the interest of the community.

Sincerely,
Mark Sturgeon
Rancho Palos Verdes
mjsturgeon@verizon.net