



MEMORANDUM

TO: **RANCHO PALOS VERDES CITY COUNCIL**

FROM: **DOUG WILLMORE, CITY MANAGER**

DATE: **AUGUST 24, 2016**

SUBJECT: **ADMINISTRATIVE REPORT NO. 16-34**

A handwritten signature in black ink that reads "DW" above "2016".

TABLE OF CONTENTS - CITY MANAGER AND DEPARTMENT REPORTS

- **CITY MANAGER – PAGE 3**
 - Status of AB 718 (Chu)
 - Status of AB 1800 (Hadley) and AB 2381 (Hernandez)
 - ALPR Project Status
 - Second Phase of Public Safety Strategic Plan
- **FINANCE – PAGE 4**
 - FY 2016-17 Budget in Brief
- **PUBLIC WORKS – PAGE 4**
 - Sunnyside Ridge Trail Segment
 - Maintenance
 - Portuguese Bend Landslide Dewatering Well Project
 - City Hall Overflow Parking
 - Organics Waste Recycling (AB 1826) Outreach
- **COMMUNITY DEVELOPMENT – PAGE 6**
 - Sol Y Mar (Crestridge)
 - Marymount – Summer 2016 Student Enrollment Report
 - Sea Breeze – Landscaping Tract Condition
 - Follow-up PC Agenda
 - Applications of Note
- **RECREATION & PARKS – PAGE 7**
 - Portuguese Bend Nature Reserve Closed
 - Volunteer Event Wrap-up
 - Little Fish Tales by the Sea Wrap-up
 - Healthy RPV Program
 - Park Events

ADMINISTRATIVE REPORT

August 24, 2016

Page 2

- **CORRESPONDENCE AND INFORMATION RECEIVED (See Attachments)**
 - Calendars – Page 10
 - Tentative Agendas – Page 13
 - Channel 33 & 38 Schedule – Page 18
 - Channel 35 & 39 Schedule – Page 19
 - Crime Report – Page 20

ADMINISTRATIVE REPORT

August 24, 2016

Page 3

CITY MANAGER

- Status of AB 718 (Chu): As the City Council may recall, in September 2015, then-Mayor Jim Knight signed a letter opposing Assembly Bill No. 718 (AB 718) regarding sleeping and/or resting in parked vehicles, which could effectively invalidate the City's current prohibition against using a parked vehicle as a dwelling unit for human habitation (see attachment). Just before the City sent its letter, the State Senate placed AB 718 in its inactive file, where it remained until last Friday, August 19th, when it was called up for second reading in the full Senate. Staff has reiterated to Senator Ben Allen (who has not voted on AB 718 previously) that the City is strongly opposed to this bill. Staff will continue to monitor and report to the City Council regarding future action on AB 718.
- Status of AB 1800 (Hadley) and AB 2381 (Hernández): As the City Council may recall, Mayor Pro Tem Campbell and Councilmember Misetich testified on behalf of AB 1800 and AB 2381 before the Assembly Utilities and Commerce Committee in Sacramento this past April. Assemblymember David Hadley's AB 1800 regarding utility outage compensation claims proposed to give utility ratepayers the information necessary to know if their claims for reimbursement are being fairly and expeditiously processed. Assemblymember Roger Hernández's AB 2381 regarding compensation for extended power outages proposed to require electrical corporations to provide a \$25.00 bill credit to customers for each continuous 24-hour period that they were without power. Although both bills were passed unanimously in the Utilities and Commerce Committee, they were held up in the Assembly Appropriations Committee and are now dead.
- ALPR Project Status: In June, the City Council approved a regional project with the other local Peninsula cities to install 45 Automatic License Plate Recognition (ALPR) cameras at strategic intersections on the Peninsula. The ALPR project is designed to improve public safety by capturing license plates and immediately notifying law enforcement if a plate has anything criminally-related: arson offender, sex offender, warrants, stolen vehicle or plates. ALPR technology is also a useful investigation tool and can help detectives identify and arrest suspects.

The first round of camera installations began at the end of July and continued through the second week of August, resulting in 31 cameras being installed. These cameras are now operational and the Sheriff's Department has been able to receive alerts. The remaining ALPR cameras are at locations that involve significantly more infrastructure and site preparation, and will likely be installed during the fall as each site is completed.

- Second Phase of Public Safety Strategic Plan: Staff continues to work on a second phase of the Public Safety Strategic Plan to implement security cameras specifically focused on the east side of the City along Western Avenue. Currently, Staff is in the process of coordinating with Los Angeles City Councilman Buscaino's office on a potential project to bring cameras to the Western Avenue area covering both Rancho Palos Verdes and San Pedro.

ADMINISTRATIVE REPORT

August 24, 2016

Page 4

In addition, for homeowners associations (HOA) interested in installing cameras at the entrances to their neighborhoods, Staff is writing the specifications for a Request for Proposals (RFP) that would pre-negotiate the equipment, technical requirements, prices and terms in an effort to make the process less complex for HOAs. For instance, the specifications would require hosted camera solutions that are accessible directly by law enforcement, rather than a server housed in a resident's home.

Attachments:

- Letter in Opposition to AB 718 (dated 9/15/15) – Page 22
- AB 718 (as amended on 7/14/15) – Page 24

FINANCE

- FY 2016-17 Budget in Brief: Finance recently completed its annual Budget in Brief brochure for the current fiscal year. The Budget in Brief provides a condensed overview of the 2016-17 budget for the general public and incorporates charts and graphs to aid in the presentation of the material. An electronic copy can be viewed and/or downloaded on the City website here: <http://www.rpvca.gov/690/City-Budget>

PUBLIC WORKS

- Sunnyside Ridge Trail Segment: Three caissons were drilled at the entrance ramp and the concrete for these caissons was poured last week. Fabrication of the concrete ramp support (forming and rebars) is currently commencing this week (See attached pictures), with concrete pouring scheduled for early next week, at the latest. Completion of the drainage system and grading at segmented block walls will follow.



- Maintenance: Personnel painted the curbing on Crenshaw adjacent to the permit only parking spaces with a retro reflective black and white zebra pattern to heighten driver awareness of the parking restrictions in the area.

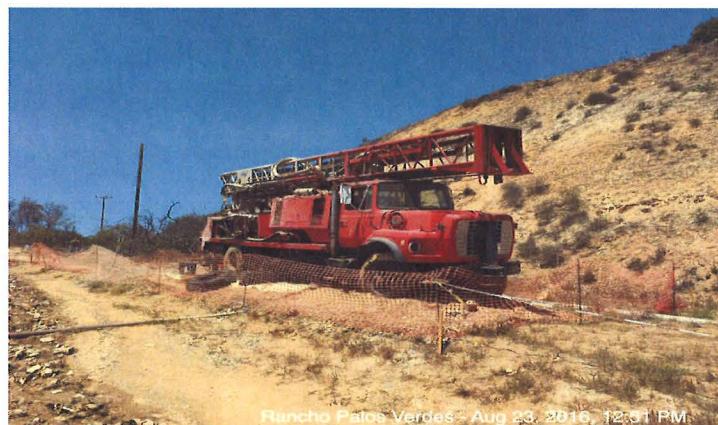
ADMINISTRATIVE REPORT

August 24, 2016

Page 5



- Portuguese Bend Landslide Dewatering Well Project: This project consists of drilling dewatering wells at various locations within the Portuguese Bend Landslide. Work is scheduled to last throughout October 2016. Work this week was interrupted by an unrelated water mainline break which made the trail difficult to navigate by heavy machinery.



- City Hall Overflow Parking: A dust palliative was applied at the City of RPV City Hall overflow parking lot on August 23, 2016. This was a one (1) day process and cars and trucks are allowed to drive and park on the lot without delay. The palliative used was a non-toxic and environmentally friendly product.



ADMINISTRATIVE REPORT

August 24, 2016

Page 6

- Organics Waste Recycling (AB 1826) Outreach: Starting January 1, 2017, businesses that generate 4 cubic yards of organic waste per week shall arrange for organic waste recycling service. Staff contacted four haulers that service businesses in the City that may fall within those thresholds. Staff plans to work with the haulers to reach out to the target businesses.

COMMUNITY DEVELOPMENT

- Sol Y Mar (Crestridge) – Clarification Memo of the Past-Director's Revision to the Building Pad and Ridgeline Elevation Changes: On May 19, 2015, the previous Director approved Minor Modification Nos. 2, 3, and 4, allowing, among other things, modifications to the final building pad and ridgeline elevations for certain on-site buildings. On September 3, 2015, the previous Director also approved a Revision to Minor Modification No. 3, allowing additional modifications to certain building pad and ridgeline elevations in order to reconcile discrepancies found between the engineering and precise grading plans that were submitted to Building and safety for plan check review and the Council-approved plans. As part of the then-Director's approved Minor Modifications, Staff prepared a matrix to document the changes between the various plans. In April of 2016, a member of the public raised questions with the Staff-prepared matrix noting incorrect building pad and elevation call-outs. In response, the current Director required the Staff-prepared matrix to be corrected and re-reviewed. Attached is the Director's latest memorandum memorializing the corrected matrix with the final building pad and ridgeline elevation call-outs (see attachment).
- Marymount – Summer 2016 Student Enrollment Report: Pursuant to Condition No. 146 of Conditional Use Permit No. 9 Revision "E," on August 19, 2016, the University submitted the required student enrollment report for the Summer 2016 Session (see attachment). A total of 48 students were reported to be enrolled in the Summer Session plus 181 participants in the Summer Educational Programs for a total enrollment of 229 students and participants (Maximum 600 students and participants permitted). Based on this information, City Staff determined that student enrollment for this session to be within the scope of the Conditions of Approval (see attached letter).
- Sea Breeze – Landscaping Tract Condition: In 2015, Staff began contacting the HOA and various property owners informing them that the height of the trees on their property do not comply with the height limits established in the Council-adopted Tract Conditions of Approval. As a result, Staff has been working in phases with several property owners to correct the non-compliant conditions. Thus far, some trees have been trimmed or removed, and in other cases, revised landscape plans have been approved by the City. Staff continues to work with other property owners and the HOA to bring their trees into compliance.
- Follow-up Planning Commission Meeting: See the attached follow-up agenda for the PC meeting held on Tuesday, August 23, 2016.

ADMINISTRATIVE REPORT

August 24, 2016

Page 7

- Applications of Note: See attached table with a summary of the Applications of Note that were submitted to the department between Wednesday, August 17, 2016 and Tuesday, August 23, 2016.

Attachments:

- Sol y Mar – August 12, 2016 Director Memo on Mansard Roofs – Page 26
- Marymount Summer 2016 Enrollment Letter – Page 69
- City Letter to Marymount on the Summer Enrollment – Page 70
- PC Follow-up Agenda – Page 71
- Applications of Note – Page 75

RECREATION & PARKS

- Portuguese Bend Nature Reserve Closed: On Tuesday, August 23rd, a California Water Service water line broke within the Portuguese Bend Reserve near the intersection of Burma Road and Vanderlip Trail. Burma Road and several trails sustained water damage. California Water repaired the line Tuesday afternoon. The Reserve remained closed all day Tuesday and Wednesday morning. The Preserve will partially reopen Wednesday afternoon, with the damaged trails remaining closed. RPV Open Space Management staff is working with Public Works, Preserve Deputies and PVPLC's Volunteer Trail Watch to enforce the closures and educate the public. Public notices have been sent out through the City's webpage, listserv messages, and social media. Recreation and Parks and Public Works staff are working with California Water on long-term repairs to the damaged road and trails.



ADMINISTRATIVE REPORT

August 24, 2016

Page 8

- Volunteer Event Wrap-up: Last Sunday, August 21st, a record number of 37 people showed up for the Native Plant Garden volunteer event. They enjoyed learning about native plants, and weeding and pruning the flourishing plants. The next volunteer event will be held September 18th from 10 am to noon.



- Little Fish Tales by the Sea Wrap-up: Last Thursday, August 18th, a record number of 41 adults and 61 children enjoyed the monthly story time enrichment program at PVIC, led by Recreation staff. The stories and songs had an ocean theme, followed by a jellyfish-themed paper craft.

ADMINISTRATIVE REPORT

August 24, 2016

Page 9



- Healthy RPV Program:
 - Yoga in the Park: Fifteen people attended the free outdoor Yoga in the Park class on Tuesday morning at Ryan Park.
 - Open Gym: Drop-in basketball is available this week on Sundays at Miraleste Intermediate School from 8 am to 10 am and on Tuesdays from 7 pm to 9 pm at Miraleste Intermediate School. A total of 22 people enjoyed Open Gym this week.
- Hesse Park: The facilities are rented this week for eleven indoor recreation classes, two outdoor recreation classes, a five-day outdoor sports camp, seven non-profit meetings, and three Peninsula Seniors activities. The Department's summer adult coed softball league holds its final season games this Sunday, with playoffs held on Sunday, September 11th. No games will be scheduled on September 4th due to the holiday weekend.
- Ladera Linda Park: The facilities are rented this week for four indoor recreation classes and one rental. Flutterby Story Time, a monthly enrichment program, will be held for parents and youngsters on Friday morning, August 26th. The YMCA is holding its final week of summer camp this week, Monday through Friday, with all-day activities for youngsters from 8 am to 6 pm.
- PVIC and Docents: The Sunset Room is rented for a wedding reception on Saturday night and a private party on Sunday night.
- Ryan Park: The facilities are rented this week for a five-day youth music camp and three outdoor youth sports classes. A youth volleyball league parent's meeting will be held on Saturday in the park.
- REACH Therapeutic Recreation Program: REACH participants met at the picnic tables in the park and enjoyed tasty chicken burritos, salad and s'mores. After dinner, participants enjoyed some ball games.

August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 7:00 pm—City Council Meeting @ Hesse Park	3	4	5	6 6:00 pm—Pre-Movie Activities 8:00 pm - Movie in the Park “Minions” @ RPV City Hall
7	8	9 7:00 pm—Planning Commission Meeting @ Hesse Park	10	11 8:00 am—Regional Law Committee Meeting @ RH City Hall (Brooks//Yap) 6:00 pm—IMAC Meeting @ Hesse Park	12	13 8:15 am—Hike With Your Councilman—Families Welcome Contact b.camp@cox.net for each month starting location
14	15	16 7:00 pm—City Council Meeting @ Hesse Park	17 12:00 pm—Mayor’s Lunch @ The Depot (Dyda) 1:30 pm—Sanitation District Meeting (Dyda)	18 7:00 pm—Emergency Preparedness Committee Meeting—City Hall Community Room	19	20
21	22 7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room - CANCELLED	23 7:00 pm—Planning Commission Meeting @ Hesse Park	24	25	26 7:30 am—Mayor’s Breakfast @ Marie Callendars (Dyda/Misetich)	27 6:00 pm—Pre-Movie Activities 7:30 pm - Movie in the Park “Zootopia” @ Eastview Park
28	29	30	31			

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Labor Day</i> <i>Holiday—City Hall Closed</i>	6 <i>7:00 pm—City Council Meeting @ Hesse Park</i>	7	8 <i>6:00 pm—IMAC Meeting @ Hesse Park</i>	9	10 <i>8:15 am—Hike With Your Councilman—Families Welcome Contact b.camp@cox.net for each month starting location</i>
11	12	13 <i>7:00 pm—Planning Commission Meeting @ Hesse Park</i>	14 <i>12:00 pm—Mayor's Lunch @ The Depot (Dyda)</i> <i>1:30 pm—Sanitation District Meeting (Dyda)</i>	15 <i>7:00 pm—Emergency Preparedness Committee @ City Hall Community Room</i>	16	17 <i>9:00 am—12:00 pm—Coastal Cleanup Day @ Abalone Cove Beach</i>
18	19	20 <i>7:00 pm—City Council Meeting @ Hesse Park</i>	21	22	23	24
25	26 <i>7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room</i>	27 <i>7:00 pm—Planning Commission Meeting @ Hesse Park</i>	28	29	30 <i>7:30 am—Mayor's Breakfast @ Coco's (Dyda/Campbell)</i>	

October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 7:00 pm—City Council Meeting @ Hesse Park	5	6	7 11:30 am—2:00 pm—PV Chamber Candidates Forum (@ PV Golf Club (Misetich)	8 8:15 am—Hike With Your Councilman—Families Welcome Contact b.camp@cox.net for each month starting location
9	10	11 7:00 pm—Planning Commission Meeting @ Hesse Park	12 5:30 pm—PV Chamber Citizen of the Year Awards @ Terranea (Duhovic)	13 6:00 pm—IMAC Meeting @ Hesse Park	14	15
					6:00 pm Fri.—8:30 am Sat.—Night @ The Museum Sleepover @ PVIC	
16	17	18 7:00 pm—City Council Meeting @ Hesse Park	19 12:00 pm—Mayor's Lunch @ The Depot (Dyda) 1:30 pm—Sanitation District Meeting (Dyda) 6:00 pm—Preserve Public Forums @ City Hall Community Room	20 7:00 pm—Emergency Preparedness Committee @ City Hall Community Room	21	22 11:00 am—2:00 pm—Kids Music Fest & Trunk or Treat @ Ladera Linda
23	24 7:00 pm—Traffic Safety Committee Meeting @ City Hall Community Room	25 7:00 pm—Planning Commission Meeting @ Hesse Park	26	27	28 7:30 am—Mayor's Breakfast @ Marie Callendars (Dyda/Brooks)	29 8:00 am—11:00 am—Document Shredding/E-Waste Roundup/Mulch Giveaway @ Civic Center Parking Lot 10:00 am—12:00 pm—Pet Vaccination & Microchip Clinic @ Hesse Park
30	31					

TENTATIVE AGENDAS*

***This list is a tool used by the City to plan and coordinate Council agendas. As a working document, items on this list are subject to frequent changes.**

Note: Time Estimates include 30 minutes for the first section of the agenda (Mayor's Announcements, etc. through the Consent Calendar) and 15 minutes for the last section (Future Agenda Items through Adjournment).

September 6, 2016 – (Time Est. – 3 hrs 45 mins)

Closed Session: Potential Litigation; Existing Litigation

Mayor's Announcements:

City Manager Report:

Consent

Consider the Adoption of the Finance Advisory Committee Work Plan
Consider Award of Contract for Roadway Maintenance
Consider Grant from Calif Urban Rivers for Hawthorne Blvd. Center Median Project
Consider Marilyn Ryan Park Signage
Consider Renewal of Contract for Founders Park
Consider Appointment of Mayor as Voting Delegate-Alternate League CA Cities Mtg
Consider Adoption of Ordinance No. 588 – Appt of Dept Heads
Consider Renewal of Portuguese Bend Nursery School Agmt

Public Hearings

Consider Conditional Use Permit Revision "S" – Terranea Resort (10 mins)

Regular Business

Consider Update on Del Cerro Parking Plan (45 mins)
Consider League of California Cities 2016 Annual Conference Resolutions (15 mins)
Consider Updates to Council Protocol (45 mins)
Consider Revised Fraud, Waste, and Abuse Hotline (20 mins)
Consider Initiation of Code Amendment for Minor Modification Process (30 mins)
Consider Extensions of City Hall Monopole Lease Agreements (15 mins)

September 20, 2016 – (Time Est. – 4 hrs)

Closed Session: Potential Litigation

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Consider Prop A Fund Exchange – Rolling Hills and Montebello

Consider Award of Contract to LA Conservation Corps for At-Risk Youth
Consider Award of Contract for ALPR Infrastructure Construction
Consider Award of Contract for Altamira Canyon Culvert Modifications at PVDS
Consider Award of Contract for Storm Drain Deficiency Improvement Program

Public Hearings

Consider Options for Code Amendment to Prohibit Short-Term Rentals (1 hr)

Regular Business

Consider Status Update on Placement of Soil at PVPUSD's Ladera Linda Fields (1 hr)
Consider Initiation to Terminate Dedication Easement - Elkmont Canyon (1 hr)

October 4, 2016 – (Time Est. – 2 hrs)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Regular Business

Consideration and Possible Action to Review the Status of Border Issues (10 mins)
Consider Involvement & Communication with the PVPLC Board of Directors (20 mins)
Consider Approval in Concept of Overhead Utilities District Conversion Plan (10 mins)
Consider Update of Personnel Rules (20 mins)
Consider Adoption of Employer Employee Resolutions (EER) (15 mins)

October 18, 2016 – (Time Est. – 1 hr 55 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Consider Award of Contract for Fuel Modification Services by Grazing

Public Hearings

Regular Business

Consider Introduction of Ordinance to Adopt New California Building Codes (15 mins)
Consider Code Amendment Initiation Request regarding Noise Ordinance (20 mins)

Consider Year-End Financial Update (20 mins)

November 1, 2016 – (Time Est. – 2 hrs 50 mins)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Consider Adoption of Ordinance to Adopt New California Building Codes

Public Hearings

Consider Reso. Declaring Certain Areas in City for Underground Utility District (10 mins)

Regular Business

Consider Report regarding Participation in LA County Fire District (45 mins)

Consider Moving Elections to Even Numbered Years (20 mins)

Consider Refurbishment and Installation of Bubbles Statue at Lower Pt. Vicente (30 mins)

Consider Update on the Palos Verdes Preserve Operations (20 mins)

November 15, 2016 – (Time Est. – 2 hrs 25 mins)

Closed Session:

Study Session: (15 mins)

Mayor's Announcements:

City Manager Report:

Consent

Public Hearings

Consider Residential Rate Adjustment Request for EDCO Disposal Corporation (15 mins)

Consider Los Serenos de Point Vicente Docents' Proposal (1 hr)

Regular Business

Consider App. Deed Restrictions Meas. A Funded City Open Space Acquisitions (10 mins)

December 6, 2016 – (Time Est. - 55 mins)

Closed Session:

Mayor's Announcements:

City Manager Report:

Consent

Consideration and Possible Action to Review the Status of Border Issues

Public Hearings**Regular Business**

Consider Proposed FY17-18 Community Development Grant Program (10 mins)

December 20, 2016 – (Time Est. – 1 hr)**Closed Session:**

Study Session: (15 mins)

Mayor's Announcements:**City Manager Report:****Consent****Public Hearings****Regular Business****Future Agenda Items (Identified at Council Mtgs & pending receipt of memo from Councilmember)**

October 20, 2015 -- Review Percentage of Allowable Hardscape at Residential Properties (Duhovic)

November 17, 2015 – Social Media Policy (Brooks)

January 5, 2016 & February 2, 2016 – Review of Travel Policies & Expense Reimbursement (Campbell); Travel to Conferences on City Business with the City Manager to Report to Council after the Event (Campbell)

February 2, 2016 –Council's Use of the City Email Server (Brooks); Council's Use of Cell Phones Dedicated for City Business (Campbell)

February 16, 2016 - Future Agenda Items and Study Session Process (Dyda); Modification to the Study Session Procedure regarding Staff Driven Issues (Duhovic)

March 15, 2016 – Renaming Shoreline Park (Duhovic)

July 19, 2016 - Review of Municipal Code Chapters 2.04 and 2.08 (Duhovic)

Future Agenda Items Agendized or Otherwise Being Addressed

June 30, 2015 – Skate Park (Campbell) [Staff is working with Skatepark PV proponents on a long-term plan]

July 21, 2015 – Expansion of resident parking at Abalone Cove after evaluation of Del Cerro Parking Plan (Campbell) [Agendized on September 6, 2016]

February 16, 2016 - Standing Report regarding Green Hills Memorial Park Issues (Duhovic) [Agendized as Needed]

July 19, 2016 - Council Protocol (Brooks) [City Attorney to research matter and return with an item by 9/6/16]; Report regarding Participation in LA County Fire District (Misetich) [Agendized on 11/1/16]

August 16, 2016 – Ladera Linda Soil Issue (Dyda) [Staff to work with City Attorney and provide update]; Moving Elections to Even Numbered Years (Misetich) [City Clerk staff to work with City Attorney - Agendized on 11/1/16]

RPVtv Cox 33 / FIOS 38 Programming Schedule Guide

PVPtv Cox 35 / FIOS 39 Programming Schedule Guide								
	Sunday 08/28	Monday 08/29	Tuesday 08/30	Wednesday 08/31	Thursday 09/01	Friday 09/02	Saturday 09/03	
6:00 AM - 6:30 AM	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements				
6:30 AM - 7:00 AM								
7:00 AM - 7:30 AM								
7:30 AM - 8:00 AM								
8:00 AM - 8:30 AM								
8:30 AM - 9:00 AM								
9:00 AM - 9:30 AM								
9:30 AM - 10:00 AM								
10:00 AM - 10:30AM								
10:30 AM -11:00AM								
11:00 AM -11:30 AM								
11:30 AM -12:00PM								
12:00 PM -12:30PM								
12:30 PM - 1:00PM								
1:00 PM - 1:30PM	The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016							
1:30 PM - 2:00PM								
2:00 PM - 2:30PM								
2:30 PM - 3:00PM								
3:00 PM - 3:30PM		Palos Verdes Library Meeting						
3:30 PM - 4:00PM								
4:00 PM - 4:30PM								
4:30 PM - 5:00PM								
5:00 PM - 5:30PM								
5:30 PM - 6:00PM								
6:00 PM - 6:30PM		PVP Coordinating Council						
6:30 PM - 7:00PM								
7:00 PM - 7:30PM	Rolling Hills Estates City Council Meeting - 2nd and 4th week		The Palos Verdes Peninsula Unified School District (PVPUSD) Board of Education Meeting	The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016	The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016	The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016	The City of Rancho Palos Verdes Planning Commission Meeting August 23rd, 2016	
7:30 PM - 8:00PM								
8:00 PM - 8:30PM								
8:30 PM - 9:00PM								
9:00 PM - 9:30PM								
9:30 PM - 10:00PM								
10:00 PM -10:30PM		PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	PVPtv Community Calendar & Public Announcements	
10:30 PM -11:00PM								
11:00 PM -11:30PM								
11:30 PM -12:00 AM								
12:00 AM - 1:00 AM								
1:00 AM - 6:00 AM								

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT- LOMITA STATION
REPORTED CRIMES & ARRESTS BETWEEN 8/14/2016 - 8/20/2016

LOMITA:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (VEHICLE)	16-03035	1713	8/12/2016 8/17/2016	1500 0930	2000 BLK PV DR NORTH	NO SIGNS OF FORCED ENTRY	PHONE STAND AND CORDS/CHARGERS, (2) WIRELESS HEADPHONES, (8) DVD's, FLOORMATS, (3) SEAT BACK PROTECTORS, GPS, TIRE JACK, TIRE IRON, CARGO NETTING, CAR BATTERY, SUNGLASSES, KNIFE, CENTER CONSOLE	SUSPECT(S) UNKNOWN
PETTY THEFT	16-03007	1711	8/14/2016	1814	25300 BLK PENNSYLVANIA AV		FIREARM	SUSPECT(S) UNKNOWN
PETTY THEFT (SHOPLIFTING)	16-03005	1714	8/14/2016	1800	2100 BLK PCH	OPEN FOR BUSINESS	(3) BAGS OF UNK MERCHANDISE	\$1 MB, 40's, 503, WRG A WHI SHIRT, BLU JEANS AND CARRYING A BLU BACKPACK AND \$2 MB, 40's IN A WHEELCHAIR
BURGLARY (BUSINESS)	16-03053	1710	8/18/2016	0030	2000 BLK LOMITA BL	FRONT GLASS DOOR SHATTERED	UNK AT TIME OF REPORT	3 UNK SUSPS WRG DK CLOTHING AND HOODIES AND GLOVES
ROBBERY (WEAPON)	16-03052	1712	8/18/2016	0220	25200 BLK ESHELMAN AV	N/A	GYM BAG	1 SUSPECT ARRESTED
PETTY THEFT (PLANT)	16-03081	1712	8/19/2016 8/20/2016	2130 0815	1800 BLK 253RD ST	N/A	PLANT	SUSPECT(S) UNKNOWN
ADW (VEHICLE)	16-03078	1712	8/20/2016	0020	2300 BLK PCH	N/A	N/A	\$1 MH, EARLY 30's, 601, THIN BUILT, WRG A PLAID SHIRT, \$2 MH, EARLY 30's, 510, 200, AND \$3 FH, EARLY 30's, 501, HEAVY SET WITH BLONDE HAIR WRG A BUTTON UP SHIRT WITH DARK SLEEVES HIT VICT WITH VEH A DARK GRN OR DARK BLU LATE 90's TOYOTA COROLLA.
ARRESTS: DRUGS-4, VANDALISM-1, VEHICLE VIOLATIONS-5, WARRANTS-6, WEAPONS-1								

RANCHO PALOS VERDES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
GRAND THEFT	16-03018	1733	8/15/2016	0001- 1530	SANTA BARBARA DR	N/A	U.S. CURRENCY	SUSPECT(S) UNKNOWN
GRAND THEFT (AUTO)	16-03032	1744	8/16/2016 8/17/2016	0500 0450	2100 BLK VIA COLINITA	N/A	2012 WHI 2DR MERCEDEZ C250	SUSPECT(S) UNKNOWN

BURGLARY (VEHICLE)	16-03074	1736	8/19/2016	1800 2200	6900 BLK ALTA VISTA DR	NO SIGNS OF FORCED ENTRY	LAPTOP	SUSPECT(S) UNKNOWN
ARRESTS: DRUGS-1, VEHICLE VIOLATIONS-1, WARRANTS-1								

ROLLING HILLS:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
NO ARRESTS DURING THIS TIME								

ROLLING HILLS ESTATES:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
BURGLARY (RESIDENTIAL)	16-03017	1721	8/8/2016- 8/15/2016	1200- 0830	BRIDLEWOOD CIRCLE	NO SIGNS OF FORCED ENTRY	(2) BICYCLES	SUSPECT(S) UNKNOWN
BURGLARY (OTHER)	16-03011	1724	8/14/2016- 8/15/2016	2000- 0500	800 BLK SILVER SPUR RD	NO SIGNS OF FORCED ENTRY	U.S. CURRENCY, SAFE, KEYS	SUSPECT(S) UNKNOWN
GRAND THEFT	16-03046	1724	8/17/2016	2006	400 BLK SILVER SPUR RD	OPEN FOR BUSINESS	MULTIPLE IPHONE 6's, MINI IPAD	\$1 MB, 20's, 508, 180, WRG A BLK SHIRT, BLU JEANS, A GRN/YEL A's BASEBALL CAP
ROBBERY (KNIFE)	16-03072	1724	8/19/2016	1400	PENINSULA CENTER	N/A	RAZORS (RECOVERED)	2 SUSPECTS ARRESTED
ARRESTS: ROBBERY-2, WEAPONS-1								

SAN PEDRO:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
ARRESTS: VEHICLE VIOLATIONS-1, WARRANTS-3								

PVP:

CRIME	FILE #	RD	DATE	TIME	LOCATION	METHOD OF ENTRY	LOSS	ADDITIONAL INFORMATION
NO CRIMES DURING THIS TIME								
NO ARRESTS DURING THIS TIME								



JIM KNIGHT, MAYOR

SUSAN BROOKS, MAYOR PRO TEM

BRIAN CAMPBELL, COUNCILMAN
JERRY V. DUHovic, COUNCILMAN
ANTHONY M. MISETICH, COUNCILMAN

September 15, 2015

VIA FAX: (916) 651-4940

The Honorable Ben Hueso
California State Senate
State Capitol, Room 4035
Sacramento, CA 95814

AB 718 (Chu) – Removal of Regulatory Authority: Vehicles Used For Human Habitation
Notice of Opposition

Dear Senator Hueso:

On behalf of the City of Rancho Palos Verdes, I write to inform of our opposition to AB 718, which would prohibit local agencies from enforcing laws and ordinances, or otherwise subject to civil or criminal penalties, the act of people sleeping or resting in a lawfully parked motor vehicle.

While a vehicle may be “lawfully parked” in a residential neighborhood or in the parking lot of a business, that does not mean that it is acceptable to have people live there. The issues raised by AB 718 are less about parking, and more about the use of vehicles for human habitation, including sleeping and “resting” in front of existing homes and businesses.

City parking locations whether on public or private property – other than campgrounds – were never intended or designed for residential occupancy. Such uses raise major issues of sanitation as well as the ability of residents to feel secure in their homes and enable the conduct of business activity.

This measure should be rejected. Cities work hard to balance all of the needs of their communities. It is simply not appropriate for the Legislature to attempt to remove local government authority to appropriately protect the public health, safety and welfare of their residents from issues that arise when people live outside of campgrounds in cars and trucks parked on public and private property. These are not easy issues to deal with, but they cannot responsibly be ignored.

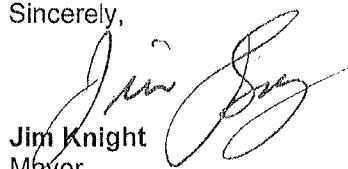
What is most needed to combat homelessness is funding for affordable housing and emergency shelters. There are several major pending measures that can help restore funds for affordable housing; we encourage legislators to support additional funding for affordable housing and homeless solutions

As current proposed, AB 718 would effectively invalidate key provisions of the Rancho Palos Verdes Municipal Code regarding the use of vehicles as dwelling units. Furthermore, since we are a coastal community, we face both tremendous demand for public parking in the coastal zone and tremendous difficulty in imposing new parking restrictions in order to maintain both the availability of coastal-zone parking and the public health, safety and welfare of the City's resident and visitors.

Senator Ben Hueso
September 15, 2015
Page 2

Because this measure would undermine local authority to appropriately protect the public health, safety and welfare of our residents, we must oppose AB 718.

Sincerely,



Jim Knight
Mayor

cc: Assembly Member Kansen Chu
Assembly Member David Hadley
Senator Ben Allen
Jeff Kiernan, Los Angeles Regional Public Affairs Manager (via email)
Meg Desmond, League of California Cities, mdesmond@cacities.org

AMENDED IN SENATE JULY 14, 2015

AMENDED IN ASSEMBLY MAY 18, 2015

AMENDED IN ASSEMBLY APRIL 21, 2015

AMENDED IN ASSEMBLY MARCH 26, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 718

**Introduced by Assembly Member Chu
(Coauthor: Assembly Member Gonzalez)**

February 25, 2015

An act to add Section 50034 to the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 718, as amended, Chu. Local government: powers.

Existing law authorizes the legislative body of a city or county to pass ordinances not in conflict with state or federal law and the state or federal constitution.

This bill would prohibit the legislative body of a city, county, or city and county from prohibiting or otherwise subjecting to civil or criminal penalties, or removing or impounding a motor vehicle by reason of, the act of sleeping or resting in a lawfully parked motor vehicle. The bill would also find and declare that the provisions of the bill address the health and safety of homeless individuals, a matter of statewide concern, and that therefore, they apply to charter cities, charter counties, and charter cities and counties.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares that the
2 provisions of this measure address the health and safety of
3 homeless individuals, a matter of statewide concern, and that
4 therefore, they apply to charter cities, charter counties, and charter
5 cities and counties.

6 SEC. 2. Section 50034 is added to the Government Code, to
7 read:

8 50034. (a) The legislative body of a city, county, or city and
9 county shall not prohibit or otherwise subject to civil or criminal
10 penalties, or remove and impound a motor vehicle by reason of,
11 the act of sleeping or resting in a lawfully parked motor vehicle.

12 (b) *Nothing in this section shall be interpreted to do any of the
13 following:*

14 (1) *Prohibit a law enforcement officer from arresting, citing,
15 or otherwise penalizing an occupant of a motor vehicle for any
16 criminal activity or violation of the Vehicle Code.*

17 (2) *Exempt an occupant of a motor vehicle from compliance
18 with any state or local law, including those relating to litter,
19 sanitation, alcohol or drug consumption, weapons possession,
20 animal control, or noise control.*

21 (3) *Exempt a vehicle owner from compliance with a local
22 ordinance that restricts the use of public streets for vehicle storage.*

O



MEMORANDUM

TO: SOL Y MAR (CRESTRIDGE) PROJECT FILE (CASE NO. SUB2012-00001 & ZON2012-00067)

FROM: ARA MIHRANIAN, COMMUNITY DEVELOPMENT DIRECTOR 

DATE: AUGUST 23, 2016

SUBJECT: CLARIFICATION OF THE PAST-DIRECTOR'S REVISION TO MINOR MODIFICATION NO. 3 (PAD & RIDGELINE ELEVATION CHANGES) -

Staff Coordinator: Leza Mikhail, Senior Planner 

BACKGROUND

On May 19, 2015, the then-Community Development Director approved three Minor Modifications: Minor Modification No. 2 (on-site retaining walls), Minor Modification No. 3 (pad & ridgeline elevation changes), and Minor Modification No. 4 (caissons exceeding 10' in depth). The purpose of these Minor Modifications was to reconcile discrepancies found between different plans (structural building plans, rough grading plans, and the precise grading plans) that were submitted into Building and Safety Plan Check to the Council-approved project plans (architectural and conceptual grading plans). At the time, the known discrepancies were limited to differing pad and ridgeline elevations for certain buildings in the structural building plans, the addition of retaining walls throughout the project site in the precise grading plans, and the addition of caissons for certain buildings in the structural building plans. While reconciling the plans, in order to avoid costly construction delays, the Developer requested that they be permitted to continue with the Plan Check process for the Precise Grading and Retaining Wall Plans, despite not having final Planning approvals for the discrepancies known by the project planner with the pad and ridgeline elevations in the structural building plans and the new retaining walls in the precise grading plans. The then-Community Development Director allowed the applicant to continue with the Plan Check process and the on-going grading provided that an "at-risk" statement was filed with the City. A more detailed discussion of Minor Modification Nos. 2, 3, and 4 can be found in the attached May 19, 2015 Memorandum.

Shortly after the then-Director approved Minor Modification Nos. 2, 3 and 4, the Developer noted to the then-Director that the pad and ridgeline elevations shown on the structural building plans that were used to create the City's Matrix (created by the current project planner to reconcile the plans approved by the previous project planner) were not consistent with the Precise Grading Plans that were submitted ("at risk") into the Building and Safety Plan Check. The then-Director required that the Developer provide the City with the final building pad and ridgeline elevations for comparison to the Council-approved plans. In response, the Developer provided the attached handwritten pad and ridgeline elevations call-outs, prepared by their architect and civil engineer, on the City Staff-prepared Matrix. On September 3, 2015, the then-Director accepted the Developer's final

handwritten pad and ridgeline elevations, and instructed Staff to send an email (attached) to the Developer memorializing his decision as a 'Revision to Minor Modification No. 3.'

While the May 19, 2015 Minor Modification Memorandum, including the Staff-prepared matrix, was provided to certain members of the public, Staff's matrix with the Developer's handwritten building pad and ridgeline elevation call-outs that was approved by the then-Director as 'Revision to Minor Modification No. 3' was not provided to the public. In April of 2016, a member of the public began to raise questions with the Staff-prepared matrix attached to the May 19, 2015 Minor Modification Memorandum. Staff informed the resident of the September 3, 2015 Revision to Minor Modification No. 3. In an effort to improve the legibility of the Developer's handwritten notations before providing it to the public, Staff updated the matrix by transcribing the handwritten calculations to an electronic format and provided this Matrix to the concerned member of the public. As a result, it was pointed out that the transcribed (updated) matrix with the building pad and ridgeline elevation call-outs were incorrect in some instances. This inadvertent error prompted Staff to re-review the call-outs shown on the matrix.

As a result, in July 2016, the now-Director requested that the City's Matrix be formally updated to include the handwritten pad, finished floor, and ridgeline elevation call-outs that were provided to the City and approved by the previous Director on September 3, 2015. The Matrix was reviewed by Staff and the now-Director to ensure consistency with all of the final plans submitted and approved in Building and Safety. The City-reconciled matrix that incorporates the Developer's handwritten building pad and ridgeline elevation call-outs was provided to the Developer to review to ensure its accuracy with the call-out information they previously provided the City. The now-Director also asked the Developer to submit to the City a revised cover sheet for the structural building and precise grading plans that includes the final approved building pad and ridgeline elevation call-outs. The cover sheet is attached to the final set of structural building plans and precise grading plans. Additionally, the 'FINAL Revised Matrix' reconciled by current Director on July 29, 2016 is attached to this memorandum.

ATTACHMENTS

- May 19, 2015 Memorandum for Director-approved Minor Modification #3 (including original Matrix)
- September 3, 2015 Email Confirming Director-approved Revisions to Minor Modification #3 (Including handwritten elevations by Developer on Matrix)
- FINAL Revised Matrix – reconciled by the current Director on July 29, 2016

May 19, 2015 Memorandum
(for Director-approved Minor Modification Nos. 2, 3, and 4)



MEMORANDUM

TO: ADDRESS FILE – 5601 CRESTRIDGE (APN 7589-013-009)

FROM: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR

DATE: MAY 19, 2015

SUBJECT: MINOR MODIFICATION #2 (ON-SITE RETAINING WALLS), #3 (PAD & RIDGELINE ELEVATION CHANGES) AND # 4 (CAISONS EXCEEDING 10' IN DEPTH) - (CASE NO. SUB2012-00001 & ZON2012-00067)

Staff Coordinator: Leza Mikhail, Associate Planner

BACKGROUND

On September 4, 2014, the Developer submitted plans to Building and Safety Plan to initiate the Plan Check process for Precise Grading (Case No. BLD2014-00701). The grading included 32,000 cubic yards of excavation, 31,000 cubic yards of exportation, and 1,500 cubic yards of fill. During the Plan Check process, it came to Staff's attention that there were a number of new retaining walls proposed throughout the interior of the project site. Given the addition of new retaining walls, the Building Division required the applicant to submit a separate Plan Check submittal for only the retaining walls. Therefore, on December 8, 2014, the Developer submitted plans into Building and Safety Plan Check for new retaining walls within the interior of the subject lot (Case No. BLD2014-00992). The new walls varied in height between 2' and 8'. Additionally, on June 30, 2014, the Developer submitted plans to Building and Safety to initiate the Plan Check process for the structural review of 21 new buildings (a total of 60 units) throughout the subject property (BLD2014-00498).

In January and February 2015, upon reviewing all of the abovementioned plans that were submitted into Building and Safety Plan Check, Planning Staff discovered that some of the pad and ridgeline elevations for the 60-unit condominium project were not the same as the plans approved by the City Council on May 21, 2013. Additionally, Staff found that a number of new, internal retaining walls that were not originally approved by the City Council were added to the plan. Lastly, during the Plan Check process, the Developer altered the foundation system to include a number of caissons. Given the discrepancies found between the pad and ridgeline elevations, and additional retaining walls and foundation caissons, the Plan Check for the Precise Grading (Case No. BLD2014-00701) and Retaining Walls (Case No. BLD2014-00992) was put on hold until the Planning Division could reconcile the variations in pad elevations and new retaining walls, which is the subject this Memorandum and discussed further under the "Discussion" portion below (Minor Modification #2 for the new retaining walls, Minor Modification #3 for the changes to the pad and ridgeline elevations and Minor Modification #4 for the addition of caissons to Building Nos. 1-5).

Notwithstanding the discrepancies described above, the Developer requested that the City allow them to continue with their Plan Check process, despite not having Planning approval for the variation in pad and ridgeline elevations, and new retaining walls. In order to allow the applicant to continue the Plan Check process, the City required that the Developer submit an "At Risk" statement acknowledging that they are requesting the continuance of the Plan Check at their own risk, fully acknowledging that some of the proposed retaining walls and/or precise grading elevations could require further Planning review and approval through additional permits, formal revisions to their approved Planning Entitlements, or Minor Modifications to their approved Planning Entitlements, all of which could potentially result in required changes to the plans submitted into Building and Safety Plan Check. On February 19, 2015, the Developer submitted the required "At Risk" statement. Shortly thereafter, the Building and Safety Division commenced with the Plan Check process, with the caveat that Building Permits would not be issued until final Planning approval was obtained for the modified pad and ridgeline elevations, and all of the new interior retaining walls.

DISCUSSION

Pursuant to City Council Condition of Approval No. 6 of Resolution No. 2013-31, *"the Community Development Director is authorized to approve minor modifications to the approved plans and any of the conditions if such modifications achieve substantially the same results as would strict compliance with plans and conditions. Otherwise, all other modifications shall be subject to review and approval by the Planning Commission"* In reviewing the modified plans submitted into Building and Safety Plan Check for the Precise Grading, Retaining Walls and Structural Building Plans, the Director determined that three (3) Minor Modifications could be approved for the deviation in the plans from the May 21, 2013 City Council-approved plans. Below is a discussion of the minor modifications for the addition of new interior retaining walls (Minor Modification #2), minor changes to the pad and ridgeline elevations (Minor Modification #3) and the addition of caissons to Building Nos. 1-5 (Minor Modification No. 4).

Minor Modification #2 (Interior Retaining Walls)

As noted in the Background section, it came to Staff's attention that the Developer added a number of proposed garden walls ("GW"), measuring less than 3' in exposed height, and retaining walls ("RW"), measuring more than 3' in exposed height, throughout the project site. According to the Developer, some of the walls became necessary as a result of the Building and Safety Plan Check process for the following reasons:

- 1) Additional retaining walls were necessary to satisfy drainage requirements and ADA criteria;
- 2) ADA accessibility criteria affected a larger area of the site which required retaining walls to create more paths, ramps and flatter areas throughout the site; and,
- 3) Drainage refinements during final design required changes to the grades and the need for additional walls or changes to the height of walls to better direct and control on-site drainage.

Given the past concerns raised by the City Council regarding a previous Director-level Minor Modification for two (2) 'Verdura' walls along Crestridge Dr., on January 28, 2015, Staff informed the City Council in the *Weekly Administrative Report* (attached) of the Director's intention to approve a Minor Modification to allow the addition of a number of new retaining walls throughout the Crestridge Senior Condominium Housing Project. Given that no City Council members raised a concern at that time with a Director-level Minor Modification for the additional retaining walls throughout the property, the Developer was notified that the additional walls would be approved as a Minor Modification provided the walls are consistent with other applicable conditions and code

requirements.

Below is a table illustrating the new garden walls ("GW"), retaining walls ("RW") and combination walls ("CW") that are the subject of this Minor Modification. For clarification purposes, combination walls are considered a garden wall or retaining wall (or any combination thereof) with a guardrail on top that is required for safety purposes by the California Building Code.

Table 1: List of New Garden Walls, Retaining Walls and Combination Walls with Heights

Wall Name	Wall Type (GW / RW / CW)	Height of GW / RW	Height of Guardrail if required	Total Height
Wall "A"	RW	6.3'	n/a	6.3'
Wall "B"	RW	7.9'	n/a	7.9'
Wall "C"	RW	4.2'	n/a	4.2'
Wall "D"	CW	3'	3.5'	6.5'
Wall "E"	CW	4.5'	3.5'	8'
Wall "F"	GW	1.3'	n/a	1.3'
Wall "G"	CW	2.2'	3.5'	5.7'
Wall "H"	CW	1.9'	3.5'	5.4'
Wall "I"	CW	4.5'	3.5'	8'
Wall "J"	CW	2.2'	3.5'	5.5'
Wall "K"	CW	2.2'	3.5'	5.5'
Wall "L"	CW	2.2'	3.5'	5.5'
Wall "M"	CW	2.5'	3.5'	6'
Wall "N"	CW	1.9'	3.5'	5.4'
Wall "O"	CW	2.2'	3.5'	5.7'
Wall "P"	CW	4'	3.5'	7.5'
Wall "Q"	CW	4.1'	3.5'	7.6'
Wall "R"	CW	4.5'	3.5'	8'
Wall "S"	CW	2.2'	3.5'	5.7'
Wall "T"	CW	4'	3.5'	7.5'
Wall "U"	RW	5.5'	n/a	5.5'
Wall "V"	CW	1.8'	3.5'	5.3'
Wall "AA"	CW	3.3'	3.5'	6.8'
Wall "BB" (RUA*)	CW	4.5'	3.5'	8'
Wall "DD" (RUA*)	CW	4.5'	3.5'	8'
Wall "EE" (RUA*)	CW	3.1'	3.5'	6.6'
Wall "FF"	CW	4'	3.5'	7.5'
Wall "GG" (RUA*)	CW	4'	3.5'	7.5'

*RUA = Restricted Use Area (Buildings not permitted beyond Restricted Use Setback Line)

As illustrated in the table above, the majority of the new walls are combination walls and are designed with either a garden wall or retaining wall with a guardrail on top. According to Section 17.76.030(C)(2)(b)(ii), *"when combined with a fence, the total height may not exceed eight feet, as measured from grade on the lower side and may not exceed seven feet, as measured from grade on the higher side."* In reviewing the plans and wall heights, all of the new combination walls will be less than 8' in height, as measured from the low side of the wall, and less than 7' in height, as measured from the high side of the wall. Additionally, the retaining walls that exceed 4.5' in height will not require any guardrails by the California Building Code as they are not located adjacent to a walking

surface. Therefore, these combination walls meet the requirements of the Development Code, and the new retaining walls continue to meet the grading criterion that was originally approved by the City Council on May 21, 2013.

Four (4) of the twenty-eight (28) new walls, specifically the combination walls, are proposed to be located beyond a "Restricted Use Area" line which was established through the geologic review of the project, and is recorded on the official Tract Map No. 71878. Specifically, these walls are referenced on the plans as walls "BB," "DD," "EE," and "GG." According to Condition No. 8 of Resolution No. 2013-31, "*All geologic hazards associated with this proposed development shall be eliminated or the City Geologist shall designate a restricted use area in which the erection of buildings or other structures shall be prohibited.*" As part of the historic geologic review of this project site, a Restricted Use Area was established by a previous Developer's (Trumark) Geotechnical Consultant (Geotek, Inc.) and provided on the approved Tract Map. Sometime during the Plan Check process, the current Developer (Taylor Morrison) obtained a new Geotechnical Consultant (LGC Geotechnical, Inc.) who recommended the inclusion of the walls beyond the Restricted Use Area. Ultimately, the Developer's Geologist provided a report that was approved by the City's Geologist stating that the new walls beyond the Restricted Use Area are not integral to the structural stability of the adjacent structures/residences, and all hazards have been eliminated or mitigations have been approved and incorporated into the project specifications. Furthermore, the Developer's Geologist confirmed that the walls would not pose an eminent threat to public health or safety should the walls fail in the future from land movement as they are not tied to the adjacent structures or public walking paths. Additionally, on May 12, 2015, the Developer's new Geotechnical Consultant and Registered Professional Engineer (Timothy S. Mallis) submitted statements that the retaining walls are geotechnically suitable for their intended use and are adequate to resist all lateral and vertical loadings, with the caveat that they may exhibit some slight movement due to large seismic events. Further, they note that such a seismic event will not jeopardize the structural capacity of the walls in any way. Given that the City Geologist noted that the Developer's Geologist eliminated and/or mitigated all hazards to their satisfaction for these specific combination walls, the Applicant has met the requirements of Condition No. 86. Notwithstanding the fact that the combinations walls are acceptable to be constructed in their proposed locations, the Restricted Use Area designation is not proposed to be eliminated.

Staff reviewed the public record of the public hearings and confirmed that previous discussions of the Restricted Use Area noted that walls were never proposed in this area, but did not state that they were prohibited. Furthermore, there was no discussion from the public, Staff, Planning Commission or City Council regarding a strict prohibition of the retaining walls in the Restricted Use Area. Given these facts, coupled with the City Geologist's approval of all of the walls listed in Table 1 above, the Community Development Director is approving Minor Modification #2 to allow the new garden walls, retaining walls and combination walls to be constructed on the subject property. As a result of this Minor Modification, Condition No. 51 of Resolution No. 2014-31 is modified as illustrated below, with eliminated language in strikethrough and new language in **bold and underline** type.

51. The construction of three new garden walls, retaining walls, and combination walls shall be permitted to be constructed as part of the proposed project, as approved by Minor Modification #1 and #2, and ~~These include one, 6-foot high upslope retaining wall behind each of the three structures on the west side of the development, as illustrated on the approved plans~~ submitted into Building and Safety. Subject to review and approval by the Community Development Director, and prior to issuance of any permits, the Applicant shall provide a landscape plan and/or other plan showing how the retaining walls will be aesthetically screened by use of landscaping and wall materials that are aesthetically pleasing.

Minor Modification #3 Minor Changes to Pad and Ridgeline Elevations

As discussed in the Background section of this report, during the Plan Check process it came to Staff's attention that some of the pad and ridgeline elevations of the proposed structures were modified from the City Council-approved plans. In reviewing the history of the public hearings, Staff found that the Planning Commission reviewed and approved a project based on plans that were dated November 2012. These plans indicated the same pad and ridgeline elevations as the plans dated June 2012, which were the plans used to construct and certify the silhouette required for the analysis of the project. Additionally, after the Planning Commission recommended approval of the project, Staff found that that the City Council reviewed and approved plans dated January 30, 2013. In reviewing the three sets of plans (June 2012, November 2012 and January 2013), Staff confirmed that that pad and ridgeline elevations across all three plans were exactly the same. As such, Staff was able to affirm the final City Council-approved pad and ridgeline elevations.

However, the pad and ridgeline elevations of the plans submitted into Building and Safety Plan Check appeared to be based on a plan dated March 30, 2012, which was before the project silhouette was certified in June 2012. Given concerns relayed throughout the public hearing process related to view impairment from six (6) specific lots (lot nos. 19-22 and 45-46), Staff prepared a matrix titled "*Pad and Ridgeline Elevation Matrix*" (attached), which outlines all of the pad and ridgeline elevations across all plans approved by the City and submitted to Building and Safety. In comparing the pad and ridgeline elevations of the Plan Check submittal (plans dated March 2012), it became apparent that there were deviations in some of the pad and ridgeline elevations as compared to the City Council-approved plans. While a majority of the pad and ridgeline elevations were lower than those approved by the City Council, twelve (12) of the lots exhibited pads higher than what was approved, and sixteen (16) of the lots exhibited ridgelines higher than what was approved. Furthermore, as required by Condition No. 115 of Resolution No. 2013-31, the final ridgeline elevations of Lot Nos. 19-22 and 45-46 were not lowered by a minimum of 3'.

Staff discussed these modifications with the Developer who noted that they were still looking into the final grade elevations and ridgeline elevations as a result of the engineering and precise grading plans that were being prepared for structural review, and noted that the City Council requirements to reduce certain ridgeline heights would be addressed with their final submittal for Building Permits. The Developer noted that some of the pad and ridgeline elevations may slightly change as a result of preparation of the structural and precise grading plans (engineered plans), but that the changes would be nominal and would not affect the structures that were required to be lowered due to view impairment concerns. As a result, the Developer submitted all of their final plans for verification by Planning on May 11, 2015. As illustrated in the attached Matrix, a majority of the pad and ridgeline elevations on the Final Building and Safety Plans are lower than those approved by the City Council, with the exception of a few properties where the ridgeline elevations are slightly taller. However, the units that result in ridgelines that are slightly taller were not the subject of view impairment discussions. In fact, the final ridgelines for the structures that were required to be lowered by 3' (Lot Nos. 19-22 and 45-46) were lowered by more than 3'.

As a result, the Community Development Director is approving Minor Modification No. 3, finding that the Final Building and Safety Plans are in substantial compliance with the City Council-approved plans, with the exception of some nominal changes in the pad and ridgeline elevations of a few structures that were not subject to the view impairment restrictions of Condition No. 115, as summarized in the attached matrix.

Minor Modification #4 (Caisson Foundation System)

As noted in the Background section, during the Plan Check process, the Developer decided to include a number of caissons on certain buildings to provide the property structural stability necessary to construct the residences. Specifically, the Developer is proposing the following caissons:

- Building No. 1 (Lots 1-3): Fifteen (15) 15-foot deep caissons, eight (8) 25-foot caissons, and nine (9) 30-foot caissons.
- Building No. 2 (Lots 4-6): Thirteen (13) 15-foot deep caissons and nineteen (19) 20-foot deep caissons
- Building No. 3 (Lots 7-9): One (1) 15-foot caisson, twelve (12) 20-foot caissons, eight (8) 25-foot caissons, three (3) 30-foot caissons and eight (8) 35-foot caissons.
- Building No. 4 (Lots 10-12): Nine (9) 25-foot caissons, fourteen (14) 30-foot caissons, eight (8) 35-foot caissons and one (1) 40-foot caisson
- Building No. 5 (Lots 13-15): Thirteen (13) 30-foot caissons

According to Section 17.76.040(C)(7) (Grading Permit) of the Development Code, “*caisson foundations or excavation for a footing or foundation ten feet or more below existing grade shall require the approval of a minor grading permit.*” While the Developer received approval of a Major Grading permit for a large amount of cut and fill on the property, the original approval did not address the actual engineered foundation system. Given that caisson foundations meet the requirements of the Development Code, and continue to meet the grading criterion that was originally approved by the City Council on May 21, 2013, the Director can approve the addition of the caissons through a Minor Modification.

CONCLUSION

This memorandum memorializes the rationale for the approval of Minor Modification #2 for the approval of a number of new garden walls, retaining walls and combination walls throughout the, interior of the project site, Minor Modification #3, memorializing minor changes to pad and ridgeline elevations as a result of the Plan Check process, and Minor Modification #4, allowing the addition of a caisson foundation system to Building Nos. 1-5, pursuant to City Council Condition of Approval No. 6 of Resolution 2013-31 that authorizes the Director to approve minor modifications to the approved plans or conditions if such modifications achieve substantially the same results.

ATTACHMENTS

- Pad and Ridgeline Elevation Matrix – Prepared by City Staff
- “At Risk” Letter – From Developer
- City Geologist Approval of Retaining Walls
- Letters from Applicant’s Geotechnical Consultant & Structural Engineer
- January 28, 2015 Weekly Administrative Report (excerpt)

Pad & Ridgeline Elevation Matrix

PAD & RIDGELINE ELEVATION MATRIX

Lot Number	Grade Differnces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 1	(H) Pad	71.5	1188.5	71.5	1188.5	71	1188	-0.50	-0.50	71.5	1187.8
	(L) Pad	61.5		61.5		61				61.2	
Lot 2	(H) Pad	69.5	1186.5	69.5	1186.5	69	1186	-0.50	-0.50	69.5	1185.8
	(L) Pad	59.5		59.5		59				59.2	
Lot 3	(H) Pad	68	1185	68	1185	69	1186	1.00	1.00	68	1185.8
	(L) Pad	58		58		59				57.7	
Lot 4	(H) Pad	65.3	1182.3	65.3	1182.3	64.8	1181.8	-0.50	-0.50	65.3	1181.2
	(L) Pad	55.3		55.3		54.8				55	
Lot 5	(H) Pad	63.3	1180.3	63.3	1180.3	63.3	1180.3	0.00	0.00	63.3	1179.6
	(L) Pad	53.3		53.3		53.3				53	
Lot 6	(H) Pad	61.8	1178.8	61.8	1178.8	61.8	1178.8	0.00	0.00	61.8	1178.1
	(L) Pad	51.8		51.8		51.8				51.5	
Lot 7	(H) Pad	59.3	1176.3	59.3	1176.3	58.4	1175.4	-0.90	-0.90	59.3	1175.2
	(L) Pad	49.3		49.3		48.4				49	
Lot 8	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1
	(L) Pad	47.8		47.8		48.4				47.5	
Lot 9	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1
	(L) Pad	47.8		47.8		48.4				47.5	
Lot 10	(H) Pad	56.8	1173.8	56.8	1173.8	55.9	1172.9	-0.90	-0.90	56.8	1172.7
	(L) Pad	46.8		46.8		45.9				46.5	
Lot 11	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6
	(L) Pad	45.3		45.3		45.9				45	
Lot 12	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6
	(L) Pad	45.3		45.3		45.9				45	
Lot 13	(H) Pad	54	1171	54	1171	54	1171	0.00	0.00	54.1	1170.4
	(L) Pad	44		44		44				43.8	

See Next Page for Continued Elevation Information

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 14	(H) Pad	55.5	1172.5	55.5	1172.5	55.8	1172.8	0.30	0.30	55.5	1171.8
	(L) Pad	45.5		45.5		45.8		45.2		45.2	
Lot 15	(H) Pad	55.5	1172.5	55.5	1172.5	55.81	1172.8	0.31	0.30	55.5	1171.8
	(L) Pad	45.5		45.5		45.8		45.2		45.2	
Lot 16	(H) Pad	57.8	1174.8	57.8	1174.8	57	1174	-0.80	-0.80	57.8	1173.7
	(L) Pad	47.8		47.8		47		47.5		47.5	
Lot 17	(H) Pad	57.8	1174.8	57.8	1174.8	57.8	1174.8	0.00	0.00	57.8	1173.7
	(L) Pad	47.8		47.8		47.8		47.5		47.5	
Lot 18	(H) Pad	57.8	1174.8	57.8	1174.8	57.8	1174.8	0.00	0.00	57.5	1173.7
	(L) Pad	47.8		47.8		47.8		47.5		47.5	
Lot 19	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8
Lot 20	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8
Lot 21	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7
Lot 22	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7
Lot 23	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7
Lot 24	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7
Lot 25	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1
Lot 26	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1

See Next Page for Continued Elevation Information

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 27	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206
Lot 28	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206
Lot 29	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8
Lot 30	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8
Lot 31	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2
Lot 32	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2
Lot 33	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2
Lot 34	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2
Lot 35	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3
Lot 36	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3
Lot 37	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4
Lot 38	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4
Lot 39	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5

See Next Page for Continued Elevation Information

Lot Number	Grade Differnces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 40	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5
Lot 41	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5
Lot 42	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5
Lot 43	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6
Lot 44	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6
Lot 45	One Pad	65.6	1192.6	65.6	1192.6	65.7	1192.7	0.10	0.10	65.6	1189.2
Lot 46	One Pad	65.6	1192.6	65.6	1192.6	68.7	1192.7	3.10	0.10	65.6	1189.2
Lot 47	(H) Pad	66.3	1181.5	66.3	1181.5	65.9	1181.2	-0.40	-0.30	66.6	1180.9
	(L) Pad	56.3		56.3		56				56.3	
Lot 48	(H) Pad	66.3	1181.5	66.3	1181.5	65.9	1181.2	-0.40	-0.30	66.6	1180.9
	(L) Pad	56.3		56.3		56				56.3	
Lot 49	(H) Pad	64.8	1180	64.8	1180	64.3	1179.7	-0.50	-0.30	64.8	1179.1
	(L) Pad	54.8		54.8		54.5				54.5	
Lot 50	(H) Pad	69.3	1184.5	69.3	1184.5	68.8	1185.8	-0.50	1.30	69.6	1185.5
	(L) Pad	59.3		59.3		58.8				59.3	
Lot 51	(H) Pad	70.8	1186	70.8	1186	70.8	1187.8	0.00	1.80	71.1	1186.9
	(L) Pad	60.8		60.8		60.8				60.8	
Lot 52	(H) Pad	72.3	1187.5	72.3	1187.5	72.8	1189.8	0.50	2.30	72.6	1188.5
	(L) Pad	62.3		62.3		62.8				62.3	

See Next Page for Continued Elevation Information

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 53	(H) Pad	74.3	1189.5	74.3	1189.5	74.3	1191.3	0.00	1.80	74.6	1190.4
	(L) Pad	64.3		64.3		64.3				64.3	
Lot 54	(H) Pad	76.3	1191.5	76.3	1191.5	75.8	1192.8	-0.50	1.30	76.6	1192.5
	(L) Pad	66.3		66.3		65.8				66.3	
Lot 55	(H) Pad	79	1194.2	79	1194.2	78.6	1193.8	-0.40	-0.40	79.3	1193.6
	(L) Pad	69		69		68.6				69	
Lot 56	(H) Pad	80.5	1195.7	80.5	1195.7	80.6	1195.8	0.10	0.10	80.8	1195.1
	(L) Pad	70.5		70.5		70.6				70.5	
Lot 57	(H) Pad	82	1197.2	82	1197.2	82.1	1197.3	0.10	0.10	82.3	1196.7
	(L) Pad	72		72		72.1				72	
Lot 58	(H) Pad	87.47	1202.6	87.47	1202.6	86.6	1201.8	-0.87	-0.80	87.7	1201.7
	(L) Pad	77.4		77.4		76.6				77.4	
Lot 59	(H) Pad	88.9	1204.1	88.9	1204.1	86.6	1203.8	-2.30	-0.30	87.7	1201.7
	(L) Pad	78.9		78.9		78.6				77.4	
Lot 60	(H) Pad	88.9	1204.1	88.9	1204.1	88.6	1203.8	-0.30	-0.30	89.2	1203.2
	(L) Pad	78.9		78.9		78.6				78.9	

Note: Lot # 19, 20, 21, 22, 45 and 46 were required to be reduced by a total of 3' in order to protect views (Condition No. 115 of Resolution No. 2013-31. The ridgeline elevations shown under the CC Approved column, show the ridgelines approved by the CC before being reduced by 3'. The ridgeline elevatins shown under the FINAL B&S APPROVED PLANS show the final ridgeline elevations that will be constructed, which comply with the City Council's requirements of Condition No. 115, to reduce the ridgelines by at least 3'.

“At-Risk” Letter from Developer

TaylorMorrison

TAYLOR MORRISON
OF CALIFORNIA, LLC

Southern California Division

8105 Irvine Center Drive
Suite 1450
Irvine, CA 92618
p: (949) 341-1200
f: (949) 341-1400
taylormorrison.com

February 17, 2015

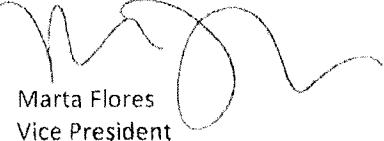
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Attn: Joel Rojas

RE: SOL Y MAR CONDO PROJECT AT 5601 CRESTRIDGE RD. RANCHO PALOS VERDES, CA. 90275
TRACT 71878 RETAINING WALL PRECISE GRADING WALL PLAN CHECK SUBMITTAL

Dear Mr. Rojas,

We, Taylor Morrison of California, are requesting to submit precise grading plan with retaining walls into Building and Safety Plan Check prior to formal planning approval is obtained for our tract 71878, 5601 Crestridge Rd. Rancho Palos Verdes, Ca. 90275. We do so at our own risk, fully knowing that some of the proposed retaining walls may require the addition of guard rails which could require additional planning approvals if the combination wall heights exceed the code-allowed heights; and, If the walls exceed the code allowed maximum combination wall heights, the walls may have to be modified to meet code height limitations.

Thank you,
Taylor Morrison of California, LLC



Marta Flores
Vice President



Taylor
Morrison
OF CALIFORNIA, LLC

City Geologist Approval of Retaining Walls

CITY OF RANCHO PALOS VERDES
GEOTECHNICAL REVIEW ROUGH GRADING CHECKLIST

Date Received:	February 19, 2015	Date Completed:	February 23, 2015
Date of Report:	February 11, 2015 (As-Graded Phase 2 – Lots 1-15, 35-36, 47-60)	Their Job No.:	13060-01
Consultant:	LGC Geotechnical	License/Expiration Date:	GE 2626 Exp 6/30/15
Signed By:	Tim Lawson, GE, CEG		CEG 1821 Exp 2/29/16
Date of PGPR:	January 13, 2015 November 25, 2014	Prior Reviews:	February 11, 2015 December 22, 2014
Date of Response:	November 26, 2014		December 15, 2014
Date of Report:	November 17, 2014 (As-Graded Phase 1 -- Lots 16-46)		November 24, 2014
Date of Precise Plans:	October 27, 2014		November 7, 2014
Prior Reports by LGC			
Date of Report:	April 2, 2014 (interim cut grading)	Prior Reviews:	April 11, 2014
Date of 20-scale Plans:	March 19, 2014		March 26, 2014
Date of Response:	March 4, 2014		March 7, 2014
Date of Response:	January 28, 2014 (Segmental Retaining Wall Letter)		February 28, 2014
Date of Report:	February 19, 2014		February 5, 2014
Date of Change of Consultant Letter:	January 8, 2014		January 30, 2014
Prior Consultant:	GeoTek, Inc.	Their Job No.:	0787-CR3
Previous Reports:	July 26, 2013 October 12, 2012 July 27, 2012 (Update Report and 40 scale GPR) March 5, 2012 (Set back review)	Prior Review:	August 13, 2013 October 30, 2012 August 13, 2012 March 26, 2012
Prior Consultant:	Pacific Soils Engineering, Inc.	Their Job No.:	102604
Previous Reports:	August 26, 2008 April 25, 2008 December 7, 2006 October 19, 2006 March 23, 2006 February 8, 2006 November 18, 2005 October 7, 2005	Prior Reviews:	September 9, 2008 May 20, 2008 December 15, 2006 November 2, 2006 April 18, 2006 February 28, 2006 December 14, 2005
Prior Consultant:	Group Delta Consultants, Inc.	Their Job No.:	L-569A
Previous Reports:	April 13, 2005 February 16, 2005 December 23, 2004 March 21, 2003	Prior Reviews:	April 22, 2005 March 4, 2005 January 7, 2005 April 7, 2003
Applicant Name:	Taylor Morrison		
Site Address:	5601 Crestridge Rancho Palos Verdes, CA		
Lot/Tract No.:	Tract 71878	A.P.N.:	
Current Project:	As-built Phase 2 grading Lots 1-15, 35-36, 47-60		
Prior Permitted Project:	Rough grading		
Proposed Project:	60 single-family attached residential homes (two to five unit structures), associated site improvements including paved walkways, concrete flatwork, retaining and free standing walls, gazebos, and associated landscaping. Proposed structures are to consist of one to two-stories with some being split level with intervening retaining walls. Other improvements are to include community garden plots (hand watered only) and a storm water detention system.		

CITY OF RANCHO PALOS VERDES
GEOTECHNICAL REVIEW ROUGH GRADING CHECKLIST

• **Recommended Actions:**

Planning Department:

In Concept Approval for Planning Purposes - Cut grading
 In Concept Approval for Planning Purposes - Final Grading (April 11, 2014)
 In Concept Approval for Planning Purposes - Precise Grading

Building and Safety:

Report Approved Conditional Approval (See Below) Additional Input Required

Items requiring response/further evaluation:

1. None

Geotechnical Review Comments/Conditions of Approval (no response required):

2. A review of the precise plans submitted with the report dated November 25, 2014 and response dated January 13, 2015 indicate numerous areas that are within 10 feet of building foundations are flatter than the 2 percent required by the 2013 CBC building code Section 1804.3 and the submitted soils report. It is recommended that these areas be redesigned to meet the building code minimums.
3. Certification of rough grading and rough grading reports should be issued and reviewed prior to issuance of permits for retaining walls, precise grading or underground utilities unless covered under rough grading permit or other separate permit. **Completed for all building areas.** Final rough grading report for area north of phase 1 still to be completed.
4. Note to City Staff: Staff should confirm that the Consultants (C.E.G. and R.C.E./G.E.) have signed the final dated precise grading plans thereby verifying the plans' geotechnical conformance with the Consultant's original report and associated addenda. The GE shall stamp plans and indicate GE Number.
5. Building slabs may not meet minimum code requirements of Section 1808.7.4. Building Official shall determine compliance.
6. The consultant shall be on-site during the excavation of caissons to verify geotechnical conformance with the Consultant's original report and associated addenda. A memo providing location, depth and suitability of caisson excavations shall be provided to the city inspector prior to placement of steel and concrete pour.
7. Note to City Staff: All retaining walls with retained soil over six feet shall be designed with seismic loading per consultants report and any associated addenda.

Limitations:

Our review is intended to determine if the submitted report(s) comply with City of Rancho Palos Verdes Codes and generally accepted geotechnical practices within the local area. The scope of our services for this third party review has been limited to a brief site visit and a review of the above referenced report and associated documents, as supplied by the City of Rancho Palos Verdes. Re-analysis of reported data and/or calculations and preparation of amended construction or design recommendations are specifically not included within our scope of services. Our review should not be considered as a certification, approval or acceptance of the consultant's work, nor is it meant as an acceptance of liability for final design or construction recommendations made by the geotechnical consultant of record or the project designers or engineers.

BY:

James M. Lancaster, Jr., C.E.G. 1927 Expires 6/30/16
KLING CONSULTING GROUP, INC.

BY:

Dante P. Domingo, R.C.E. 57939 Expires 6/30/16
KLING CONSULTING GROUP, INC.

Letter from Applicant's Geotech and Engineer



BLOCK CO

Family Owned Since 1846

SERVICE • LEADERSHIP • COMMUNITY

Concrete Masonry Units
OBP Blended Products
ORCO Wall System
ORCO Pavingstones
Allen Block Segmental Retaining Walls

Orange / Los Angeles
Headquarters
1110 Beach Blvd.
Stanton, CA 90680
(714) 527-2239
(714) 895-4021 FAX

Mail Address
P.O. Box E
Stanton, CA 90680-0129

Inland Empire
4510 Rutile Street
Riverside, CA 92509
(951) 685-1521
(951) 685-4295 FAX

Desert / Banning
600 N. Hathaway Street
Banning, CA 92220
(951) 849-7891
(951) 849-1056 FAX

Temecula Valley
26380 Palomar Road
Romoland, CA 92585
(951) 928-3839
(951) 928-3153 FAX

San Diego
3501 Oceanside Blvd.
Oceanside, CA 92056
(760) 757-1780
(760) 757-9854 FAX

Coachella / Imperial
35-240 Dillon Road
Indio, CA 92201
(760) 347-4000
(760) 775-5629 FAX

Mail Address
P.O. Box 1300
Indio, CA 92202

ORCO Pavingstones
4545 Rutile Street
Riverside, CA 92509
(951) 685-8498
(951) 685-5974 FAX

www.orco.com

Member of:
NCMA, CMACN, ICPI, AIA, ASLA,
BIA, CLCA, CBMDA and MITA

May 12, 2015

City of Palos Verdes Building and Safety

RE: Taylor Morrison Home Tr. No. 71878 Sol Y Mar site and retaining walls located past the Geotechnical Setback Line.

The site/retaining walls that are located past the Geotechnical Setback are adequate to resist all lateral and vertical loadings - but might exhibit some slight movement due to large seismic events. This will not jeopardize the structural capacity of the walls in any way.

Therefore, after review and consultation with the Geotechnical engineer, the site and any low retaining walls are ok.

If you have any questions - please contact me at (951) 685-1521

Respectfully,
TIMOTHY S. MALLEA
REGISTERED PROFESSIONAL ENGINEER
CE31925
5/12/16
Timothy S. Mallea, Exp. 12/31/2016
R.C.E. No. 31925
CIVIL
STATE OF CALIFORNIA



Over 60 Years of Service . . . Thank You!

May 12, 2015

Project No. 13060-01
 Site Address: 5601 Crestridge
 Rancho Palos Verdes, CA 94597

Ms. Yvonne Benschop
Taylor Morrison
 100 Spectrum Drive, Suite 1450
 Irvine, CA 92618

Subject: *Geotechnical Review of the Proposed Retaining Wall Plans by Orco Wall System, Tract 71878, City of Rancho Palos Verdes, California*

Reference: Orco Wall System, 2015, Retaining Wall Plans, Tract No. 7187, Rancho Palos Verdes, CA, Sheet S-1, latest revision dated April 9, 2015.

In accordance with your request, LGC Geotechnical, Inc. (LGC Geotechnical) has prepared this geotechnical review of the proposed retaining walls by Orco Wall System, Sheet S-1 (see attached) for the residential development "Sol y Mar" (Tract 71878) within the City of Rancho Palos Verdes, California.

Based on our review of the subject plans, which incorporate the correct geotechnical parameters recommended for use by us, it is our opinion the subject retaining wall plans are geotechnically suitable for their intended purpose.

Please note that LGC Geotechnical is not a structural engineering firm, therefore, review of the structural calculations is outside of our purview.

Should you have any questions regarding this report, please do not hesitate to contact our office. We appreciate this opportunity to be of service.

Respectfully,

LGC Geotechnical, Inc.

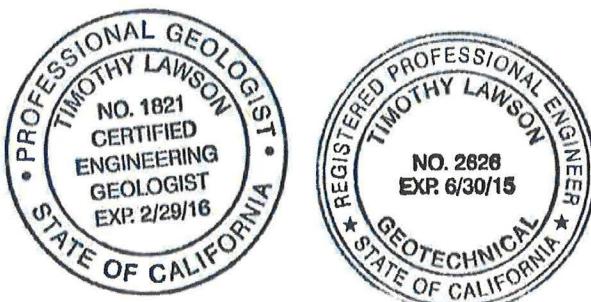


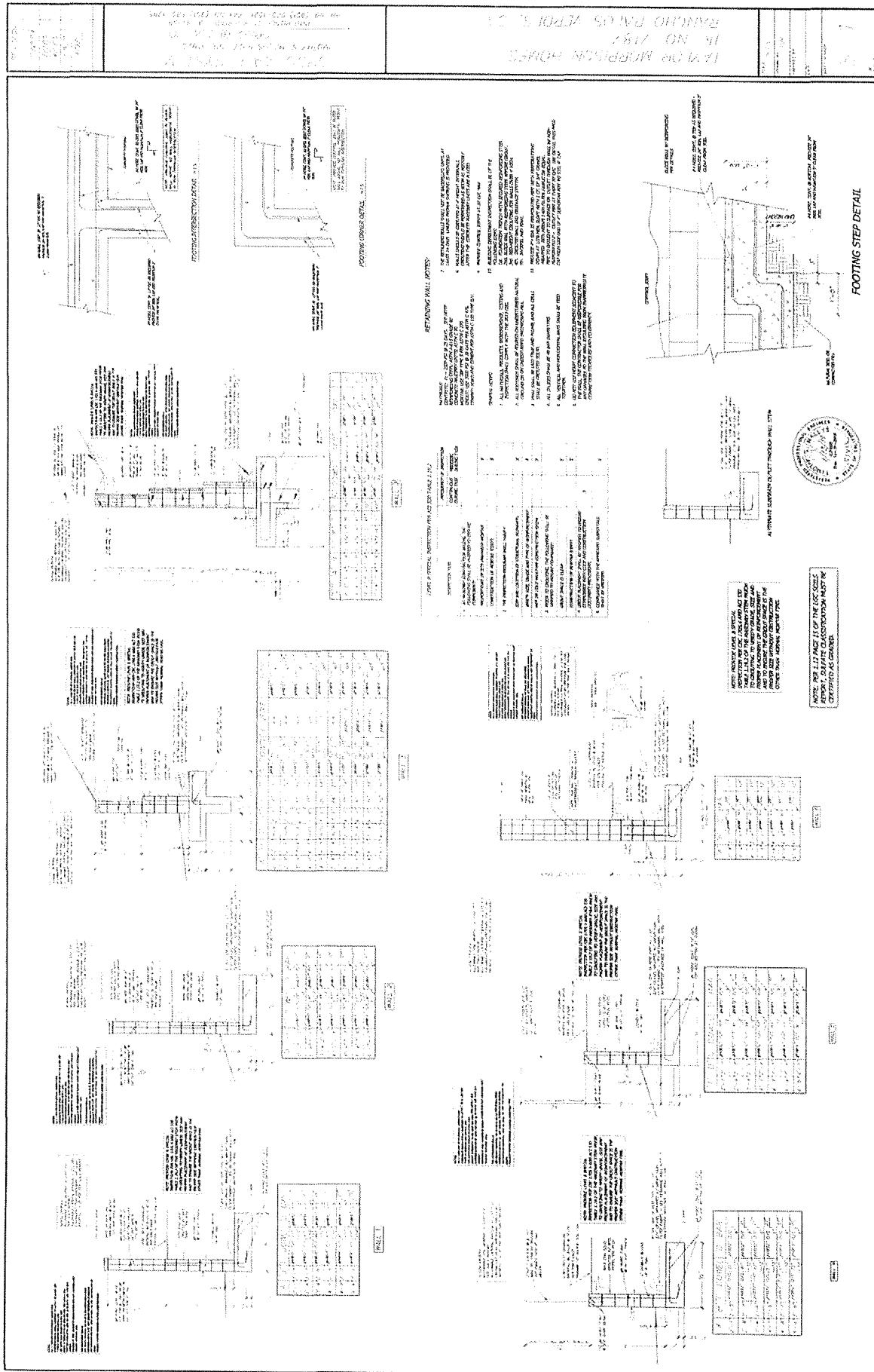
Tim Lawson, CEG 1821, GE 2626
 Geotechnical Engineer/Geologist

TJL/JTC/kmb

Attachment: Reduced copy of Orco Wall System Retaining Wall Plan, Sheet S-1

Distribution: (3) Addressee (wet-signed copies for City submittal)





Weekly Administrative Report
(January 28, 2015)



TO: CAROLYNN PETRU, ACTING CITY MANAGER
FROM: JOEL ROJAS, COMMUNITY DEVELOPMENT DIRECTOR *[Handwritten signature of Joel Rojas]*
DATE: JANUARY 28, 2015
SUBJECT: WEEKLY ADMINISTRATIVE REPORT

UPDATE ON LOCAL COASTAL PLAN AMENDMENT FOR FLAG POLES IN THE COASTAL ZONE

On November 4, 2014, the City Council adopted Resolution No. 2014-73 amending the Visual Corridor Section of the City's Local Coastal Plan (LCP) to allow flag poles up to 70-feet in height in the City's Coastal Zone that meet specific standards. Since any proposed amendments to an LCP must also be approved by the California Coastal Commission, on December 4, 2014, the Council-approved LCP Amendment was submitted to the California Coastal Commission for processing.

City Staff was informed this week that the City's LCP amendment will be placed on the February 12, 2015 Coastal Commission Agenda in Pismo Beach. City Staff intends to attend this Coastal Commission hearing. Additionally, Staff will update the City's website and notify list-serve subscribers of the upcoming February 12th Coastal Commission hearing.

MINOR MODIFICATION APPROVAL FOR INTERIOR RETAINING WALLS AT THE CRESTRIDGE SENIOR CONDO PROJECT

At the last city council meeting, the council asked staff about the recently constructed walls along Crestridge Road that are part of the crestridge senior condo development. Given that the Council expressed some concerns at their last meeting over the staff level minor modification that was approved for the retaining walls along Crestridge Road, we are informing the Council via this weekly report of another minor modification request.

The applicant is seeking approval of 15 new interior retaining walls, which will vary in height between 3 and 8.3 feet in height within the interior of the site in and around the various units (see attached list and site plan). The project approved by the City Council included

Community Development Department
Weekly Administrative Report
January 28, 2015
Page # 2

the approval of 3 6-foot retaining walls at the western-most portion of the project site (which are also proposed to change in height) but did not include any retaining walls within the remaining portion of the site. According to the developer, these walls became necessary as a result of the Building & Safety Plan Check process for the following reasons:

1. As the project has moved from entitlement to construction, it became apparent that additional retaining walls were necessary to satisfy drainage requirements and ADA criteria;
2. ADA accessibility criteria affected a larger area of the site which required retaining walls to create more paths, ramps and flatter areas throughout the site; and,
3. Drainage refinements during final design has required changes to the grades and the need for additional walls or changes to the height of walls to better direct and control on-site drainage.

Pursuant to City Council Condition of Approval No. 6, "the Community Development Director is authorized to approve minor modifications to the approved plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions." Staff intends to approve these necessary retaining walls as a minor modification since the walls will be located in the interior of the development in manner that will blend with the landscaping and would not be visible from Crestridge Drive and have limited visibility from neighboring properties.

If any Councilmember disagrees with this request being approved as a Staff level minor modification, please contact the Acting City Manager Director Rojas by the end of the day on Monday February 2nd, so we can agendize this matter for the February 17, 2015 City Council meeting.

PLANNING COMMISSION FOLLOW-UP AGENDA

Attached is the Follow-Up Agenda from the Planning Commission meeting on January 27, 2015.

APPLICATIONS OF NOTE

Attached is a table with a summary of the Applications of Note that were submitted to the department between Wednesday, January 21, 2015 and Tuesday, January 27, 2015.

Community Development Department

Weekly Administrative Report

January 28, 2015

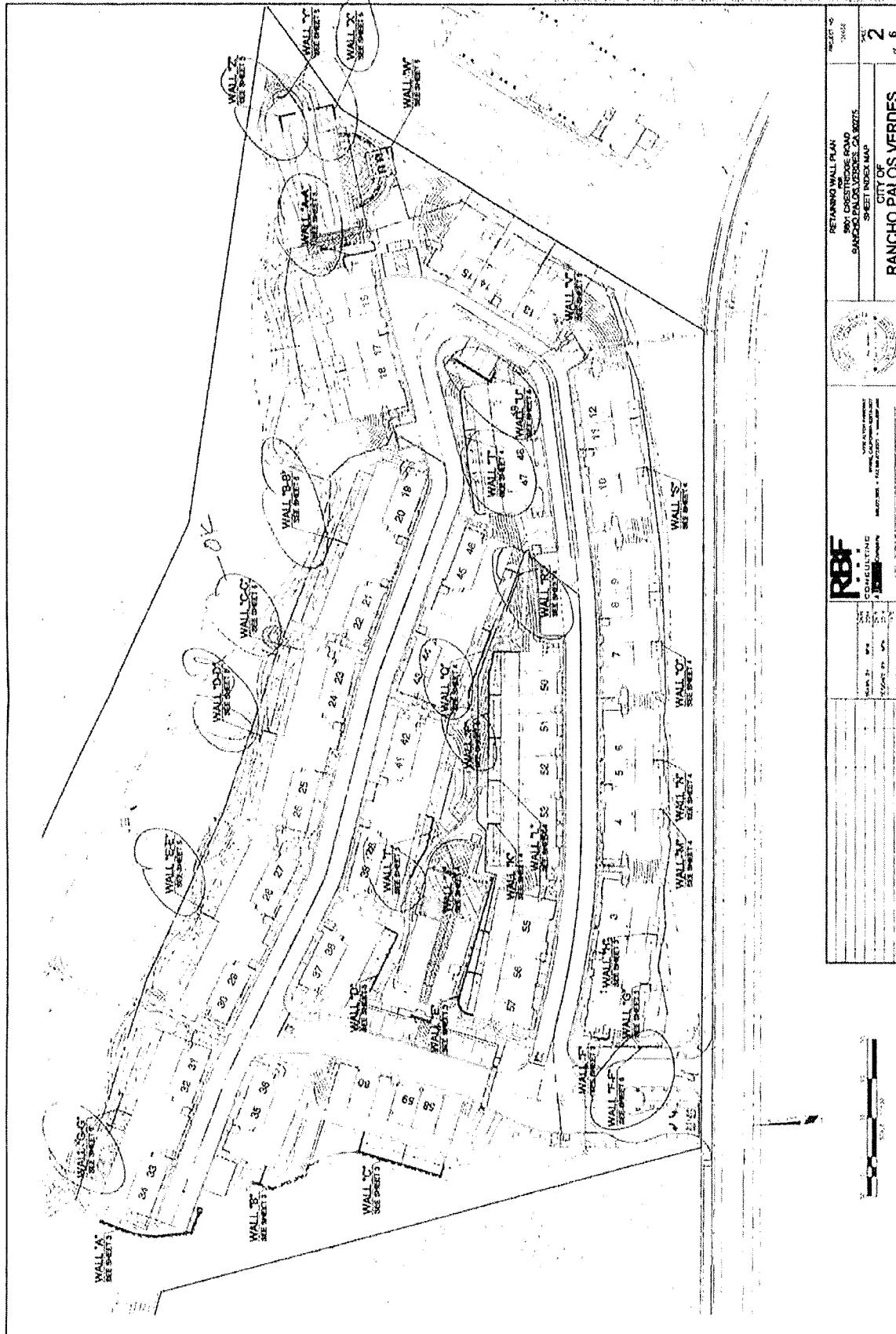
Page # 3

ATTACHMENTS

- Minor Modification information for retaining walls at Crestridge Project
- PC Follow-up Agenda
- Applications of Note
- PC approved minutes for December 9, 2014 and January 13, 2015 (under separate cover)

Retaining wall	Height	Ret/Garden Wall	Comment
A	6.3'	Upslope Retaining	Approved at 6' as upslope RW
B	8.3'	Upslope Retaining	Approved at 6' as upslope RW
C	4.2'	Upslope Retaining	Approved at 6' as upslope RW
D	3'	Downslope Retaining	
E	5'	Downslope Retaining	
I	4.7'	Upslope Retaining	
P	4'	Downslope Retaining	
Q	4.1'	Downslope Retaining	
R	7'	Downslope Retaining	
T	4'	Downslope Retaining	
U	5.5'	Upslope Retaining	upslope of parking stall, slopes up to condo
X	4.8'	downslope Retaining	at bocce ball court (SE corner)
Z	4.1'	downslope Retaining	at bocce ball court (NE corner)
A-A	3.3'	downslope Retaining	adjacent to walkway
B-B	4.6	downslope Retaining	downslope of a building and b/w 2 yards of condos
E-E	4.5'	Downslope Retaining	downslope of a building and b/w to yards of condos
F-F	3.1'	downslope Retaining	this wall adj to DW entry, app'd as a 5' freestanding
G-G	4.5'	downslope Retaining	

* Note: These wall heights were/not final



September 3, 2015 Email

(for Director-approved Revision to Minor Modification No. 3)

From: [Leza Mikhail](#)
To: [Leza Mikhail](#)
Subject: FW: Roof elevations buildings 9,12
Date: Wednesday, April 06, 2016 4:30:58 PM

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

From: Leza Mikhail
Sent: Thursday, September 03, 2015 5:39 PM
To: 'Bernard Ines' <BInes@witheemalcolm.com>; Yvonne Benschop <YBenschop@taylormorrison.com>; Carmody, Thomas <TCARMODY@mbakerintl.com>; Mike McBride <MMcBride@taylormorrison.com>; Dan Withee <dwitheee@witheemalcolm.com>
Cc: Joel Rojas <JoelR@rpvca.gov>; Paul Christman <PaulC@rpvca.gov>
Subject: RE: Roof elevations buildings 9,12

Hello Everyone,

Joel and I have gone over the request to revise the previous Minor Modification that allowed changes to pad and ridgeline elevations on some of the lots. Ultimately, we will be able to approve the most recent request to revise the previous minor modification in order to accommodate roofing materials. I will expand our internal chart here at City Hall and provide the final copy to Building and Safety, as well as yourselves. Please be sure that while you are constructing the buildings you do not go above the maximum ridgelines approved through this revised Minor Modification (including all roof materials).

With this approval, I should be able to accept the building height certifications that were recently given to Andy in the Building and Safety Division. Andy, please scan the certifications and email them to me to document in our record and sign off on.

Thank you all,

Leza Mikhail
Senior Planner

City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
(310) 544-5228 – (310) 544-5293 f
lezam@rpvca.gov

JR "revision"
Approved

NOTE

1. PROPOSED RIDGELINES ARE
NOTED IN BLACK INK.

2. ACTUAL ELEVATIONS ARE
NOTED IN RED INK.

3. PAD AND FF ELEVATIONS ARE
NOTED IN BLUE INK

PAD & RIDGELINE ELEVATION MATRIX

Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2013)		Pad	FF
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline		
Lot 1	(H) Pad	71.5	1188.5	71.5	1188.5	71	1188	-0.50	-0.50	71.5	1187.8	1188.1	72.20
	(L) Pad	61.5		61.5		61		61.2		61.0		61.70	
Lot 2	(H) Pad	69.5	1186.5	69.5	1186.5	69	1186	-0.50	-0.50	69.5	1185.8	1186.1	70.20
	(L) Pad	59.5		59.5		59		59.2		59.0		59.90	
Lot 3	(H) Pad	68	1185	68	1185	69	1186	1.00	1.00	68	1185.8	1186.1	68.70
	(L) Pad	58		58		59		57.7		57.5		58.40	
Lot 4	(H) Pad	65.3	1182.3	65.3	1182.3	64.8	1181.8	-0.50	-0.50	65.3	1181.2	1181.5	66.00
	(L) Pad	55.3		55.3		54.8		55		54.8		55.70	
Lot 5	(H) Pad	63.3	1180.3	63.3	1180.3	63.3	1180.3	0.00	0.00	63.3	1179.5	1179.9	64.00
	(L) Pad	53.3		53.3		53.3		53		52.8		53.70	
Lot 6	(H) Pad	61.8	1178.8	61.8	1178.8	61.8	1178.8	0.00	0.00	61.8	1178.1	1178.4	62.50
	(L) Pad	51.8		51.8		51.8		51.5		51.3		52.20	
Lot 7	(H) Pad	59.3	1176.3	59.3	1176.3	58.4	1175.4	-0.90	-0.90	59.3	1175.2	1175.5	60.00
	(L) Pad	49.3		49.3		48.4		49		48.8		49.70	
Lot 8	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1	1174.4	58.50
	(L) Pad	47.8		47.8		48.4		47.5		47.3		48.20	
Lot 9	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1	1174.4	58.50
	(L) Pad	47.8		47.8		48.4		47.5		47.3		48.20	
Lot 10	(H) Pad	56.8	1173.8	56.8	1173.8	55.9	1172.9	-0.90	-0.90	56.8	1172.7	1173	57.50
	(L) Pad	46.8		46.8		45.9		46.5		46.3		47.17	
Lot 11	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6	1171.9	56.00
	(L) Pad	45.3		45.3		45.9		45		44.8		45.67	
Lot 12	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6	1171.9	56.00
	(L) Pad	45.3		45.3		45.9		45		44.8		45.67	
Lot 13	(H) Pad	54	1171	54	1171	54	1171	0.00	0.00	54.1	1170.4	1170.7	54.80
	(L) Pad	44		44		44		43.8		43.5		44.74	

See Next Page for Continued Elevation Information

JR Approved 6 to be over-height

→ Applicant requesting the 6 to be increased again, plus an additional two (total 8 over CC Approved height)

* need to decide if Minor Mod ok

→ JR sd. Revision to Minor Mod ok

↓

Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2013)		P&D	PF	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline			
Lot 14	(H) Pad	55.5		55.5		55.8		1172.8	0.30	0.30	55.5	1171.8	1172.1	55.3 54.80
	(L) Pad	45.5		45.5		45.8					45.2			43.5 44.74
Lot 15	(H) Pad	55.5		55.5		55.81		1172.8	0.31	0.30	55.5	1171.8	1172.1	55.3 56.20
	(L) Pad	45.5		45.5		45.8					45.2			45.0 45.87
Lot 16	(H) Pad	57.8		57.8		57		1174	-0.80	-0.80	57.8	1173.7	1174	57.6 58.50
	(L) Pad	47.8		47.8		47					47.5			47.3 48.17
Lot 17	(H) Pad	57.8		57.8		57.8		1174.8	0.00	0.00	57.8	1173.7	1174	57.6 58.50
	(L) Pad	47.8		47.8		47.8					47.5			47.3 48.17
Lot 18	(H) Pad	57.8		57.8		57.8		1174.8	0.00	0.00	57.5	1173.7	1174	57.6 58.50
	(L) Pad	47.8		47.8		47.8					47.5			47.3 48.17
Lot 19	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8	1188.1	64.2 65.10	
Lot 20	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8	1188.1	64.2 65.10	
Lot 21	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7	1192	68.2 69.10	
Lot 22	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7	1192	68.2 69.10	
Lot 23	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7	1198	71.5 72.40	
Lot 24	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7	1198	71.5 72.40	
Lot 25	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1	1201.4	75.5 76.40	
Lot 26	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1	1201.4	75.5 76.40	

See Next Page for Continued Elevation Information

↓

Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2013)		PMO	FP
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline		
Lot 27	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206	1206.06 (1206.3)	79.6 80.70
Lot 28	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206	1206.06 (1206.3)	79.6 80.70
Lot 29	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8	1209.98 (1209.1)	82.6 83.50
Lot 30	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8	1208.98 (1209.1)	82.6 83.50
Lot 31	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2	1211.5	85.0 85.90
Lot 32	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2	1211.5	85.0 85.90
Lot 33	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2	1215.5	89.0 89.90
Lot 34	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2	1215.5	89.0 89.90
Lot 35	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3	1211.6	85.1 86.00
Lot 36	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3	1211.6	85.1 86.00
Lot 37	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4	1207.5 (1207.7)	81.2 82.10
Lot 38	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4	1207.5 (1207.7)	81.2 82.10
Lot 39	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5	1204.8	77.3 78.60

See Next Page for Continued Elevation Information

AB

AB

CD

CD

CD



Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Pad	FF		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline				
Lot 40	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5	1204.8	77.3	78.60	
Lot 41	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5	1199.8	73.3	74.20	
Lot 42	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5	1199.8	73.3	74.20	
Lot 43	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6	1195.9	69.4	70.30	
Lot 44	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6	1195.9	69.4	70.30	
Lot 45	One Pad	65.6	1192.6	65.6	1192.6	65.7	1192.7	0.10	0.10	65.6	1189.2	1189.5	65.4	66.30	
Lot 46	One Pad	65.6	1192.6	65.6	1192.6	68.7	1192.7	0.10	0.10	65.6	1189.2	1189.5	65.4	66.30	
Lot 47	(H) Pad	66.3		66.3		65.9		1181.2	-0.40	-0.30	66.6	1180.9	1181.2	66.4	67.33
	(L) Pad	56.3	1181.5	56.3	1181.5	56					56.3		56.1	57.00	
Lot 48	(H) Pad	66.3		66.3		65.9		1181.2	-0.40	-0.30	66.6	1180.9	1181.2	66.4	67.33
	(L) Pad	56.3	1181.5	56.3	1181.5	56					56.3		56.1	57.00	
Lot 49	(H) Pad	64.8		64.8		64.3		1179.7	-0.50	-0.30	64.8	1179.1	1179.4	64.6	65.53
	(L) Pad	54.8	1180	54.8	1180	54.5					54.5		54.3	55.20	
Lot 50	(H) Pad	69.3		69.3		68.8		1185.8	-0.50	1.30	69.6	1185.5	1185.8	67.4	70.33
	(L) Pad	59.3	1184.5	59.3	1184.5	58.8					59.3		59.1	60.00	
Lot 51	(H) Pad	70.8		70.8		70.8		1187.8	0.00	1.80	71.1	1186.9	1187.2	70.9	71.83
	(L) Pad	60.8	1186	60.8	1186	60.8					60.8		60.6	61.50	
Lot 52	(H) Pad	72.3		72.3		72.8		1189.8	0.50	2.30	72.6	1188.5	1188.8	72.4	73.33
	(L) Pad	62.3	1187.5	62.3	1187.5	62.8					62.3		62.1	63.00	

See Next Page for Continued Elevation Information

↓

Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check Submittal)		FINAL B&S APPROVED PLANS (City Approved May 2015)	
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline
Lot 53	(H) Pad	74.3	1189.5	74.3	1189.5	74.3	1191.3	0.00	1.80	74.6	1190.4
	(L) Pad	64.3		64.3		64.3				64.3	
Lot 54	(H) Pad	76.3	1191.5	76.3	1191.5	75.8	1192.8	-0.50	1.30	76.6	1192.5
	(L) Pad	66.3		66.3		65.8				66.3	
Lot 55	(H) Pad	79	1194.2	79	1194.2	78.6	1193.8	-0.40	-0.40	79.3	1193.6
	(L) Pad	69		69		68.6				69	
Lot 56	(H) Pad	80.5	1195.7	80.5	1195.7	80.6	1195.8	0.10	0.10	80.8	1195.1
	(L) Pad	70.5		70.5		70.6				70.5	
Lot 57	(H) Pad	82	1197.2	82	1197.2	82.1	1197.3	0.10	0.10	82.3	1196.7
	(L) Pad	72		72		72.1				72	
Lot 58	(H) Pad	87.47	1202.6	87.47	1202.6	86.6	1201.8	-0.87	-0.80	87.7	1201.7
	(L) Pad	77.4		77.4		76.6				77.4	
Lot 59	(H) Pad	88.9	1204.1	88.9	1204.1	88.6	1203.8	-2.30	-0.30	87.7	1201.7
	(L) Pad	78.9		78.9		78.6				77.4	
Lot 60	(H) Pad	88.9	1204.1	88.9	1204.1	88.6	1203.8	-0.30	-0.30	89.2	1203.2
	(L) Pad	78.9		78.9		78.6				78.9	

Note: Lot # 19, 20, 21, 22, 45 and 46 were required to be reduced by a total of 3' in order to protect views (Condition No. 115 of Resolution No. 2013-31. The ridgeline elevations shown under the CC Approved column, show the ridgelines approved by the CC before being reduced by 3'. The ridgeline elevations shown under the FINAL B&S APPROVED PLANS show the final ridgeline elevations that will be constructed, which comply with the City Council's requirements of Condition No. 115, to reduce the ridgelines by at least 3'.

RSC CENTER

1193.6 -77.1

1200.2

78.00

77.2
Clarified after
April 5.
Questioned

FINAL Revised Matrix

(reconciled by Director on July 29, 2016)

Reconciled by Director on July 29, 2016														
Lot Number	Grade Differences	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Revision to Minor Modification No. 3 (Director Approved on September 3, 2015)		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	FF Elev.	Ridgeline
Lot 1	(H) Pad	71.5	1188.5	71.5	1188.5	71	1188	-0.50	-0.50	71.5	1187.8	71.3	72.2	1188.1
	(L) Pad	61.5		61.5		61				61.2		61	61.9	
Lot 2	(H) Pad	69.5	1186.5	69.5	1186.5	69	1186	-0.50	-0.50	69.5	1185.8	69.3	70.2	1186.1
	(L) Pad	59.5		59.5		59				59.2		59	59.9	
Lot 3	(H) Pad	68	1185	68	1185	69	1186	1.00	1.00	68	1185.8	67.8	68.7	1186.1
	(L) Pad	58		58		59				57.7		57.5	58.4	
Lot 4	(H) Pad	65.3	1182.3	65.3	1182.3	64.8	1181.8	-0.50	-0.50	65.3	1181.2	65.1	66	1181.5
	(L) Pad	55.3		55.3		54.8				55		54.8	55.7	
Lot 5	(H) Pad	63.3	1180.3	63.3	1180.3	63.3	1180.3	0.00	0.00	63.3	1179.6	63.1	64	1179.9
	(L) Pad	53.3		53.3		53.3				53		52.8	53.7	
Lot 6	(H) Pad	61.8	1178.8	61.8	1178.8	61.8	1178.8	0.00	0.00	61.8	1178.1	61.6	62.5	1178.4
	(L) Pad	51.8		51.8		51.8				51.5		51.3	52.2	
Lot 7	(H) Pad	59.3	1176.3	59.3	1176.3	58.4	1175.4	-0.90	-0.90	59.3	1175.2	59.1	60	1175.5
	(L) Pad	49.3		49.3		48.4				49		48.8	49.7	
Lot 8	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1	57.6	58.5	1174.4
	(L) Pad	47.8		47.8		48.4				47.5		47.3	48.2	
Lot 9	(H) Pad	57.8	1174.8	57.8	1174.8	58.4	1175.4	0.60	0.60	57.8	1174.1	57.6	58.5	1174.4
	(L) Pad	47.8		47.8		48.4				47.5		47.3	48.2	
Lot 10	(H) Pad	56.8	1173.8	56.8	1173.8	55.9	1172.9	-0.90	-0.90	56.8	1172.7	56.6	57.5	1173
	(L) Pad	46.8		46.8		45.9				46.5		46.3	47.17	
Lot 11	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6	55.1	56	1171.9
	(L) Pad	45.3		45.3		45.9				45		44.8	45.67	
Lot 12	(H) Pad	55.3	1172.3	55.3	1172.3	55.9	1172.9	0.60	0.60	55.3	1171.6	55.1	56	1171.9
	(L) Pad	45.3		45.3		45.9				45		44.8	45.67	
Lot 13	(H) Pad	54	1171	54	1171	54	1171	0.00	0.00	54.1	1170.4	53.8	54.8	1170.7
	(L) Pad	44		44		44				43.8		43.5	44.74	

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Revision to Minor Modification No. 3 (Director Approved on September 3, 2015)		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	FF Elev.	Ridgeline

See Next Page for Continued Elevation Information

Lot 14	(H) Pad	55.5	1172.5	55.5	1172.5	55.8	1172.8	0.30	0.30	55.5	1171.8	55.3	56.2	1172.1
	(L) Pad	45.5		45.5		45.8		45.2		45.2		45	45.87	
Lot 15	(H) Pad	55.5	1172.5	55.5	1172.5	55.81	1172.8	0.31	0.30	55.5	1171.8	55.3	56.2	1172.1
	(L) Pad	45.5		45.5		45.8		45.2		45.2		45	45.87	
Lot 16	(H) Pad	57.8	1174.8	57.8	1174.8	57	1174	-0.80	-0.80	57.8	1173.7	57.6	58.5	1174
	(L) Pad	47.8		47.8		47		47.5		47.5		47.3	48.17	
Lot 17	(H) Pad	57.8	1174.8	57.8	1174.8	57.8	1174.8	0.00	0.00	57.8	1173.7	57.6	58.5	1174
	(L) Pad	47.8		47.8		47.8		47.5		47.5		47.3	48.17	
Lot 18	(H) Pad	57.8	1174.8	57.8	1174.8	57.8	1174.8	0.00	0.00	57.5	1173.7	57.6	58.5	1174
	(L) Pad	47.8		47.8		47.8		47.5		47.5		47.3	48.17	
Lot 19	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8	64.2	65.1	1188.1
Lot 20	One Pad	64.4	1191.4	64.4	1191.4	64	1191	-0.40	-0.40	64.4	1187.8	64.2	65.1	1188.1
Lot 21	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7	68.2	69.1	1192
Lot 22	One Pad	68.4	1195.4	68.4	1195.4	68.4	1195.4	0.00	0.00	68.4	1191.7	68.2	69.1	1192
Lot 23	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7	71.5	72.4	1198
Lot 24	One Pad	71.7	1198.7	71.7	1198.7	71.4	1198.4	-0.30	-0.30	71.7	1197.7	71.5	72.4	1198
Lot 25	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1	75.5	76.4	1201.4
Lot 26	One Pad	75.7	1202.7	75.7	1202.7	74.9	1201.4	-0.80	-1.30	75.7	1201.1	75.5	76.4	1201.4

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Revision to Minor Modification No. 3 (Director Approved on September 3, 2015)		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	FF Elev.	Ridgeline

See Next Page for Continued Elevation Information

Lot 27	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206	79.6	80.7	1206.6
Lot 28	One Pad	79.8	1206.8	79.8	1206.8	79.7	1206.7	-0.10	-0.10	80	1206	79.6	80.7	1206.6
Lot 29	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8	82.6	83.5	1208.88
Lot 30	One Pad	82.8	1209.8	82.8	1209.8	82.8	1209.8	0.00	0.00	82.8	1208.8	82.6	83.5	1208.88
Lot 31	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2	85	85.9	1211.5
Lot 32	One Pad	85.2	1212.2	85.2	1212.2	84.9	1211.9	-0.30	-0.30	85.2	1211.2	85	85.9	1211.5
Lot 33	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2	89	89.9	1215.5
Lot 34	One Pad	89.2	1216.2	89.2	1216.2	88.5	1215.5	-0.70	-0.70	89.2	1215.2	89	89.9	1215.5
Lot 35	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3	85.1	86	1211.6
Lot 36	One Pad	85.3	1212.3	85.3	1212.3	85.3	1212.3	0.00	0.00	85.3	1211.3	85.1	86	1211.6
Lot 37	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4	81.2	82.1	1207.5
Lot 38	One Pad	81.4	1208.4	81.4	1208.4	81.4	1208.4	0.00	0.00	81.4	1207.4	81.2	82.1	1207.5
Lot 39	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5	77.3	78.2	1204.8

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Revision to Minor Modification No. 3 (Director Approved on September 3, 2015)		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	FF Elev.	Ridgeline

See Next Page for Continued Elevation Information

Lot 40	One Pad	77.5	1204.5	77.5	1204.5	77.5	1204.5	0.00	0.00	78.5	1204.5	77.3	78.2	1204.8
Lot 41	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5	73.3	74.2	1199.8
Lot 42	One Pad	73.5	1200.5	73.5	1200.5	73.4	1200.4	-0.10	-0.10	73.5	1199.5	73.3	74.2	1199.8
Lot 43	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6	69.4	70.3	1195.9
Lot 44	One Pad	69.6	1196.6	69.6	1196.6	68.7	1195.7	-0.90	-0.90	69.6	1195.6	69.4	70.3	1195.9
Lot 45	One Pad	65.6	1192.6	65.6	1192.6	65.7	1192.7	0.10	0.10	65.6	1189.2	65.4	66.3	1189.5
Lot 46	One Pad	65.6	1192.6	65.6	1192.6	68.7	1192.7	3.10	0.10	65.6	1189.2	65.4	66.3	1189.5
Lot 47	(H) Pad	66.3	1181.5	66.3	1181.5	65.9	1181.2	-0.40	-0.30	66.6	1180.9	66.4	67.33	1181.2
	(L) Pad	56.3		56.3		56				56.3		56.1	57	
Lot 48	(H) Pad	66.3	1181.5	66.3	1181.5	65.9	1181.2	-0.40	-0.30	66.6	1180.9	66.4	67.33	1181.2
	(L) Pad	56.3		56.3		56				56.3		56.1	57	
Lot 49	(H) Pad	64.8	1180	64.8	1180	64.3	1179.7	-0.50	-0.30	64.8	1179.1	64.6	65.53	1179.4
	(L) Pad	54.8		54.8		54.5				54.5		54.3	55.2	
Lot 50	(H) Pad	69.3	1184.5	69.3	1184.5	68.8	1185.8	-0.50	1.30	69.6	1185.5	69.4	70.33	1185.8
	(L) Pad	59.3		59.3		58.8				59.3		59.1	60	
Lot 51	(H) Pad	70.8	1186	70.8	1186	70.8	1187.8	0.00	1.80	71.1	1186.9	70.9	71.83	1187.2
	(L) Pad	60.8		60.8		60.8				60.8		60.6	61.5	
Lot 52	(H) Pad	72.3	1187.5	72.3	1187.5	72.8	1189.8	0.50	2.30	72.6	1188.5	72.4	73.33	1188.8
	(L) Pad	62.3		62.3		62.8				62.3		62.1	63	

Lot Number	Grade Differneces	PC Approved (Plans Dated November 2012 & certified silhouette June 2012)		CC Approved (Plans Dated January 2013 & same as Nov. 2012 plans)		Plan Check Submittal (Plans Dated March 2012)		Difference in Pad and Ridgeline Elevations (b/w CC Approved Plans and Plan Check)		FINAL B&S APPROVED PLANS (City Approved May 2015)		Revision to Minor Modification No. 3 (Director Approved on September 3, 2015)		
		Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	Ridgeline	Pad Elev.	FF Elev.	Ridgeline

See Next Page for Continued Elevation Information

Lot 53	(H) Pad	74.3	1189.5	74.3	1189.5	74.3	1191.3	0.00	1.80	74.6	1190.4	74.4	75.33	1190.7
	(L) Pad	64.3		64.3		64.3				64.3		64.1	65	
Lot 54	(H) Pad	76.3	1191.5	76.3	1191.5	75.8	1192.8	-0.50	1.30	76.6	1192.5	76.4	77.33	1192.8
	(L) Pad	66.3		66.3		65.8				66.3		66.1	67	
Lot 55	(H) Pad	79	1194.2	79	1194.2	78.6	1193.8	-0.40	-0.40	79.3	1193.6	79.1	80	1193.9
	(L) Pad	69		69		68.6				69		68.8	69.7	
Lot 56	(H) Pad	80.5	1195.7	80.5	1195.7	80.6	1195.8	0.10	0.10	80.8	1195.1	80.6	81.5	1195.4
	(L) Pad	70.5		70.5		70.6				70.5		70.3	71.2	
Lot 57	(H) Pad	82	1197.2	82	1197.2	82.1	1197.3	0.10	0.10	82.3	1196.7	82.1	83	1197
	(L) Pad	72		72		72.1				72		71.8	72.7	
Lot 58	(H) Pad	87.4	1202.6	87.4	1202.6	86.6	1201.8	-0.80	-0.80	87.7	1201.7	87.5	88.43	1202
	(L) Pad	77.4		77.4		76.6				77.4		77.2	78.1	
Lot 59	(H) Pad	88.9	1204.1	88.9	1204.1	88.6	1203.8	-0.30	-0.30	87.7	1201.7	87.5	88.43	1202
	(L) Pad	78.9		78.9		78.6				77.4		77.2	78.1	
Lot 60	(H) Pad	88.9	1204.1	88.9	1204.1	88.6	1203.8	-0.30	-0.30	89.2	1203.2	89	89.93	1203.5
	(L) Pad	78.9		78.9		78.6				78.9		78.7	79.6	

Note: Lot # 19, 20, 21, 22, 45 and 46 were required to be reduced by a total of 3' in order to protect views (Condition No. 115 of Resolution No. 2013-31. The ridgeline elevations shown under the CC Approved column, show the ridgelines approved by the CC before being reduced by 3'. The ridgeline elevations shown under the Revision to Minor Modification No. 3 column show the final ridgeline elevations that will be constructed, which comply with the City Council's requirements of Condition No. 115, to reduce the ridgelines by at least 3'.

amazing lives in view



RECEIVED

AUG 22 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

August 19, 2016

Director of Environmental Services
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes CA 90275-5391

Pursuant to the approval of our Conditional Use Permit, Marymount California University is submitting certification of summer 2016 enrollment as follows:

- Total enrollment for summer 2016 sessions in May/June is 48.
- Total summer educational programs for 2016 May-August is 181.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathleen Ruiz".

Kathleen Ruiz
CFO, VP of Finance & Administration

Oceanview Campus
30800 Palos Verdes Drive East
Rancho Palos Verdes, CA 90275
310-377-5501

Lakeside Campus
3700 Country Club Drive
Lucerne, CA 95458
888-991-5253

MarymountCalifornia.edu



August 24, 2016

Ms. Kathleen Ruiz
Vice-President of Finance and Administration
Marymount California University
30800 Palos Verdes Drive East
Rancho Palos Verdes, CA 90275

SUBJECT: ANNUAL ENROLLMENT STATISTICS FOR SUMMER 2016

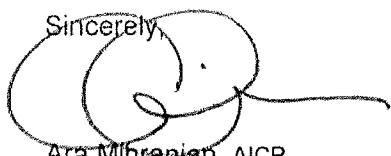
Dear Ms. Ruiz,

Thank you for providing the City with certification of the student enrollment for the Summer 2016. As you are aware, the Conditions of Approval adopted by the City Council on June 1, 2010 under Resolution No. 2010-42 which approved Revision "E" of Conditional Use Permit No. 9 apply to the operations of the University including the maximum student enrollment caps.

According to Condition No. 146 of Conditional Use Permit No. 9 Revision "E," the University shall submit to the City an enrollment report for each Term within an academic year for all Traditional and Non-Traditional Degree Programs and Summer Educational Programs. Based on the enrollment information submitted to the City on August 19, 2016 and the student enrollment limits established under Condition No. 145, the student enrollment for the Summer 2016 Session is within the scope of the Conditions of Approval as described below:

- A total of 48 students were enrolled in the Summer 2016 term plus 181 participants in the Summer Educational Programs for a total enrollment of 229 students and participants (Maximum 600 students and participants).

Should you have any questions, please contact me at (310) 544-5227 or via e-mail at aram@rpvca.gov.

Sincerely,

Ara Mihranian, AICP
Community Development Director

c. Address File
Cup No. 9 Revision "E" Enrollment File



FOLLOW-UP AGENDA

RANCHO PALOS VERDES PLANNING COMMISSION

TUESDAY, AUGUST 23, 2016

FRED HESSE COMMUNITY PARK, 29301 HAWTHORNE BOULEVARD

REGULAR MEETING

7:00 P.M.

SCHEDULING NOTES

REQUESTS TO SPEAK ON AN ITEM MUST BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO THE COMPLETION OF THE REMARKS OF THE FIRST SPEAKER ON THE ITEM. NO REQUEST FORMS WILL BE ACCEPTED AFTER THAT TIME.

PURSUANT TO ADOPTED PLANNING COMMISSION PROCEDURE, UNLESS THE PLANNING COMMISSION AGREES TO SUSPEND ITS RULES, NO NEW BUSINESS WILL BE HEARD AFTER 11:00 P.M. AND NO ITEM WILL BE HEARD PAST MIDNIGHT. ANY ITEMS NOT HEARD BECAUSE OF THE TIME LIMITS WILL BE AUTOMATICALLY CONTINUED TO THE NEXT COMMISSION AGENDA.

NEXT P.C. RESOLUTION NO. 2016-11

CALL TO ORDER: 7:07 PM

PLEDGE OF ALLEGIANCE: LED BY VICE-CHAIRMAN CRUIKSHANK

ROLL CALL: COMMISSIONER BRADLEY EXCUSED ABSENCE

APPROVAL OF AGENDA: APPROVED AS PRESENTED

COMMUNICATIONS:

City Council Items: DIRECTOR MIHRANIAN REPORTED THAT IN RESPONSE TO THE CIVIL GRAND JURY COUNTYWIDE REPORT ON MEASURES TO IMPROVE TRANSPARENCY WITH THE CITY'S COMMISSIONS AND COMMITTEES THAT THE CITY'S WEBISTE UNDER THE GOVERNMENT DROP-DOWN BAR HAS BEEN UPDATED TO INCLUDE INFORMATION ON THE CITY'S COMMISSIONS AND COMMITTEES; AND THAT AT THE AUGUST 16TH MEETING, THE COUNCIL INITIATED THE REQUEST TO VACATE A PORTION OF THE PUBLIC RIGHT-OF-WAY IN FRONT OF TWO PROPERTIES NEAR THE END OF CREST ROAD (EAST) AND THAT THE PLANNING COMMISSION WILL BE ASKED AS PART OF THE PROCESS TO REVIEW THE REQUEST FOR CONSISTENCY WITH THE GENERAL PLAN.

Staff: DIRECTOR MIHRANIAN NOTED THAT LATE CORRESPONDENCE FOR ITEM NO. 5 WAS DISTRIBUTED THIS EVENING.

Commission: NONE

COMMENTS FROM THE AUDIENCE (regarding non-agenda items): FOUR MEMBERS OF THE PUBLIC SPOKE ON NON-AGENDA ITEMS RELATED TO THE GREEN HILLS MEMORIAL PARK PROJECT; AND A MEMBER OF THE PUBLIC REQUESTED THAT THE CITY REVIEW THE DEVELOPMENT CODE'S BED AND BREAKFAST DEFINITION.

CONSENT CALENDAR:

1. APPROVAL OF MINUTES – AUGUST 8, 2016

ACTION: APPROVED AS PRESENTED

2. APPROVAL OF MINUTES – AUGUST 9, 2016

ACTION: APPROVED AS PRESENTED

3. TIME EXTENSION REQUEST - CASE NO. (ZON2011-00349): 5317 Rolling Ridge Road (SK)

Request: Grant a one-year time extension request for Planning Case No. ZON2011-00349, resulting in a new deadline of July 21, 2017 for the validity of the Commission-approved planning application entitlements.

ACTION: APPROVED, VIA MINUTE ORDER ON A VOTE OF 6-0, A ONE-YEAR TIME EXTENSION REQUEST FOR PLANNING CASE NO. ZON2011-00349, RESULTING IN A NEW DEADLINE OF JULY 21, 2017 OF THE COMMISSION-APPROVED PLANNING APPLICATION ENTITLEMENTS.

4. TIME EXTENSION REQUEST - CASE NO. (ZON2013-00175): 2947 Vista Del Mar (AS)

Request: Grant a one-year time extension request for Planning Case No. ZON2013-00175, resulting in a new deadline of September 22, 2017 for the validity of the Commission-approved planning application entitlements.

ACTION: APPROVED, VIA MINUTE ORDER ON A VOTE OF 6-0, A ONE-YEAR TIME EXTENSION REQUEST FOR PLANNING CASE NO. ZON2013-00175, RESULTING IN A NEW DEADLINE OF SEPTEMBER 22, 2017 OF THE COMMISSION-APPROVED PLANNING APPLICATION ENTITLEMENTS.

CONTINUED PUBLIC HEARINGS:

5. SHORT TERM VACATION RENTALS- (CASE NO. ZON2016-00188): Citywide (OS)

Request: Development Code Amendment for Short-Term Rentals (Case No. ZON2016-00188).

ACTION: THE COMMISSION REQUESTS THE COUNCIL'S INPUT TO PROHIBIT SHORT-TERM RENTALS WITH A PROVISION THAT THE COUNCIL CONSIDER ALLOWING A PROPERTY OWNER LIVING ON THE PROPERTY THE ABILITY TO RENT A ROOM OR GUEST HOUSE ON THE PROPERTY THROUGH SOME FORM OF A REGULATORY PROCESS ON A VOTE OF 4-2 WITH COMMISSIONERS JAMES AND NELSON DISSENTING.

CONTINUED BUSINESS:

NONE

NEW PUBLIC HEARINGS:

NONE

NEW BUSINESS:

NONE

ITEMS TO BE PLACED ON FUTURE AGENDAS:

6. PRE-AGENDA FOR THE MEETING ON SEPTEMBER 13, 2016

ACTION: APPROVED AS PRESENTED

ADJOURNMENT: ADJOURNED AT 10:27 PM

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Community Development Director at 310 544-5228 at least 48 hours prior to the meeting.

Notes:

1. Staff reports are available for inspection at City Hall, 30940 Hawthorne Boulevard during regular business hours, 7:30 A.M. to 5:30 P.M. Monday – Thursday and 7:30 A.M. to 4:30 P.M. on Friday. The agenda and staff reports can also be viewed at Fred Hesse Community Park, 29301 Hawthorne Boulevard during the Planning Commission meeting.
2. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the front counter of the Planning Division lobby at City Hall, which is located at 30940 Hawthorne Boulevard, Rancho Palos Verdes during normal business hours as stated in the paragraph above.
3. You can also view the agenda and staff reports at the City's website www.rpvca.gov.
4. Written materials, including emails, submitted to the City are public records and may be posted on the City's website. In

addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as they may become part of the public record regarding an agendized item.



Applications of Note as of August 24, 2016

Case No.	Owner	Street Address	Project Description	Submitted
VRP2016-00071	BONNIE HOENISCH	6343 RIO LINDA DR	View Maintenance request for foliage located at 6318 Monero Drive under View Restoration Permit No. 38.	8/19/2016
			<i>View Maintenance</i>	
VRP2016-00072	NEIL WATANABE	30231 CHERET PL	View Maintenance request for foliage located at 6364 Chartres Drive and 6390 Chartres Drive under View Restoration Permit No. 41.	8/22/2016
			<i>View Maintenance</i>	
ZON2016-00377	JAMES HUDNALL	32 VIA DEL CIELO	Fence/wall permit for 5' fence at north-east side property line.	8/18/2016
			<i>Fence/Wall Permit</i>	
ZON2016-00382	CITY OF RANCHO PALOS VERDES	30359 HAWTHORNE BLVD	New CUP for an existing wireless facility to extend the leasing agreement with the city	8/22/2016
			<i>Conditional Use Permit</i>	
ZON2016-00383	JIMENEZ, LUIS R & JOSEPHINE C	26616 INDIAN PEAK RD	New patio cover of 441 square feet.	8/23/2016
			<i>Site Plan Review</i>	
			<i>Foliage Analysis</i>	