

From: So Kim
To: "chuck.posner@coastal.ca.gov"; "kelvin@vanderlip.org"
Cc: [Doug Willmore](mailto:Doug.Willmore); [Ara Mihranian](mailto:Ara.Mihranian); "[Zach Rehm \(zach.rehm@coastal.ca.gov\)](mailto:Zach.Rehm@coastal.ca.gov)"; [CC](#)
Subject: FW: Trump LA - Lot D
Date: Tuesday, August 28, 2018 3:20:00 PM

Dear Chuck and Kelvin,

This email is to clarify the issue of whether or not a pedestrian path solely to provide access from a private community over Lot D can be allowed. Lot D will be dedicated to the City for public open space with improved public trails based on the Council-approved Public Amenities Plan. At no time, since the original approvals were obtained by the City Council in 1992 and the Coastal Commission in 1993, did the Public Amenities Plan contemplate a trail that would connect Lot D to the Portuguese Bend Club community (PBC). Lot D is intended to be open park space with public access with a specific plant palette. Additionally, Zach Rehm (Coastal Commission Staff assigned to the Trump Project) reviewed the landscape plan and confirmed that Coastal Commission did not approve the trail from PBC to Lot D (see highlighted text in the email below). He is also correct in that the requested trail from PBC to Lot D would not be in compliance with City-imposed condition requiring a 32' minimum setback from the PBC property line to any trail. When the Director and I met with Mr. Kelvin and Mr. Gakenheimer a week ago, we let them know that the PBC may work with the Public Works Dept to create a shortcut immediately adjacent to the gate that would connect to the public trail on PVDS. Doing so would not cross over into Lot D.

As for landscaping, Lot D is considered a Fire Buffer/fire break. As a result, there was a specific Fire Buffer Zone Plant Palette approved by the Coastal Commission. There are specific plants allowed on lot D, which are fire resistant and drought tolerant.

I hope this helps clarify the matter regarding the pedestrian path as well as the type of landscaping allowed for Lot D. Also, as a reminder, the City Council approved condition allows the Director to review and approve the Landscape Plan for Lot D, provided that it meets the Council-approved conditions of approval. The Landscape Plan is not subject to a public hearing with the City Council.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Rehm, Zach@Coastal [mailto:Zach.Rehm@coastal.ca.gov]
Sent: Tuesday, August 14, 2018 5:22 PM
To: Jill Martin <jmartin@trumpnational.com>; So Kim <SoK@rpvca.gov>; Steve Wood (<swood@lrmltd.com> <swood@lrmltd.com>)
Subject: RE: Trump LA - Lot D

Thank you, Jill. I have two comments:

1. The revegetation plan for the area at the southwest portion of Lot D (left side of page 2) is still unclear. I see an approximation of my triangle has been added, with what appears to be ash buckwheat proposed. But I don't understand the two circles and the thin squiggly line. If the squiggly line is the existing chain link fence, then please just eliminate the triangle and propose ash buckwheat with temporary irrigation in the entire area northeast of the squiggly line (capturing the smaller triangle and the bigger triangle). Southwest of the fence, existing vegetation may remain and new irrigation should not be installed.
2. Please remove the trail connecting to the Portuguese Bend cul-du-sac depicted on page 3. I'm not sure why that appeared on the most recent draft, but the Coastal Commission has not approved any trails in that portion of Lot D which is designated for habitat/fire break - and any development within 32 feet of the Portuguese Bend tract is prohibited by the City permit. Additionally I received a call from a Sierra Club attorney asserting that gates and use trails from the Portuguese Bend property are prohibited by the Ocean Trails/CCC/RPV settlement agreement. If the Portuguese Bend HOA desires a new access point from their cul-du-sac, they can construct a path or stairway to connect to PV Drive South adjacent to the coral tree at their own expense.

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Zach Rehm
Senior Transportation Program Analyst
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802
(562) 590-5071



From: "Posner, Chuck@Coastal" <Chuck.Posner@coastal.ca.gov>
Date: August 28, 2018 at 10:54:10 AM PDT
To: "'kelvin@vanderlip.org'" <kelvin@vanderlip.org>
Cc: Susan Brooks <susan.brooks@rpvca.gov>, "Rehm, Zach@Coastal" <Zach.Rehm@coastal.ca.gov>
Subject: RE: Request for meeting regarding the use of Lot D, VTTM 50666, Rancho Palos Verdes

Mr. Vanderlip – To confirm what we discussed this morning: Lot D does appear to be designated as a park, although there may exist some habitat value that will have to be preserved when the formal walkways and bike paths are installed and when the area is landscaped with native plants. I agree that the area adjacent to the homes should be considered defensible space when the landscaping plan is developed, meaning that plant species should be used that reduce any fire hazard and the plan should include a fuel modification component that allows the area near habitable structures to be selectively thinned in order to reduce fire hazard. Also, we will discuss with the City any issues it may have with the park's access from the adjacent neighborhood. I don't know any reason why an existing public accessway would be closed. However, it may be problematic to provide access to the park from adjacent private properties. Please keep in mind, however, that Zach is much more familiar with the details of the amended permit than am I. therefore, I recommend that we consult

with him on these issues as soon as he is back in the office (probably Sept. 5). In any case, I can confirm that there is no proposal to change to the conditions of the amended coastal development permit as they currently exist. At this time our staff is working with the permittee and City to comply with the conditions of the amended coastal development permit.

Charles R. Posner

Supervisor of Planning
California Coastal Commission
200 OceanGate - Tenth Floor
Long Beach, CA 90802
(562) 590-5071
Chuck.posner@coastal.ca.gov



From: Kelvin Vanderlip [<mailto:kelvin@vanderlip.org>]
Sent: Monday, August 27, 2018 7:45 AM
To: Posner, Chuck@Coastal
Cc: Susan Brooks
Subject: Request for meeting regarding the use of Lot D, VTTM 50666, Rancho Palos Verdes

To: Chuck.Posner@coastal.ca.gov

Mr. Chuck Posner

District Supervisor, Planning
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802

Dear Mr. Posner,

I am the Secretary of the Tract 16540 Homeowner's Association in Rancho Palos Verdes. Our association would like to schedule a meeting with you, as soon as possible, in this coming week of August 27th.

We need help regarding the California Coastal Commission restrictions applicable to the 1 acre parcel known as **Lot D** of Vesting Tentative Tract Map 50666 in Rancho Palos Verdes. The Lot is on the western edge of the Trump National Golf Course development. Lot D is currently a vacant unimproved strip of bare dirt. It provides a fire buffer for our adjoining Tract 16540 to its west.

There is some question as to the designation of Lot D, as either "passive park/habitat preserve", or as "park". In conversation with our Mayor, the suggestion was made to contact you for help in finding the most recent applicable Coastal Commission documents controlling the use of Lot D.

Our HOA is an interested party in the future use of Lot D of VTTM 50666 because Lot D adjoins our homes. This lot will soon be dedicated by the developer to the City or Rancho Palos Verdes. The dedication of Lot D to the City was approved on August 21st by our City Council. We know that our City plans to perform some work on Lot D, either before or after the dedication.

Our meeting with you will hopefully resolve for ourselves, and our Mayor, exactly what controls have been put in place by the California Coastal Commission on the allowed uses of Lot D.

Besides obtaining some context for Coastal Commission conditions in general, we have some specific questions we hope you can help us with:

1. **What are the current, actual, enforced conditions of use that the California Coastal Commission imposes on Lot D of VTTM 50666, if any?**
2. Are the recorded conditions for the use of Lot D, VTTM 50666, entitled "The Coastal Commission's Amendment to Coastal Development Permit", recorded in Los Angeles County on Oct 17 2000, recording reference number 00-1613039, in force at this time? A copy of these conditions is at <https://documents.coastal.ca.gov/reports/1997/6/T19a-6-1997.pdf> - see the attachment to this email for the conditions we found regarding Lot D. The recorded version of this document was included in the City of Rancho Palos Verdes' Resolution to accept the dedication of Lot D, passed by the City on August 21st.
3. Have there been any subsequent conditions placed on the use of Lot D by the Coastal Commission? What conditions have been replaced, removed or superseded, and when, and by whom, and what are the current conditions?
4. How does the Coastal Commission stay aware of the actual use to which Lot D might be put?
5. Does the Coastal Commission continue to enforce the conditions (see question 3) it has set for Lot D? Will it do so after Lot D is dedicated to the City?

Thank you for your assistance. We hope to hear back from you soon on when you are available for this meeting.

With best regards,

Kelvin Vanderlip
Secretary, Tract 16540 Homeowner's Association
4105 Sea Horse Lane
Rancho Palos Verdes, CA 90275
cell: +1 (424) 241-0609

From: [Ara Mihranian](#)
To: [Lenée Bilski](#)
Cc: [CC: So Kim](#)
Subject: Re: Aug. 21 re: Trump Public Amenities "Fire Buffer" Lot D
Date: Tuesday, August 21, 2018 6:52:22 PM
Attachments: [image002.jpg](#)
[image002.jpg](#)

It's not on tonight's agenda.

Sent from my iPhone

On Aug 21, 2018, at 5:44 PM, Lenée Bilski <leneebilski@hotmail.com> wrote:

Thanks, Ara. However, if it's part of the Maintenance Agreement which is on the Agenda for tonight, why not correct the designation TONIGHT instead of waiting until Sept. 4th???

LDB

From: Ara Mihranian <AraM@rpvca.gov>
Sent: Tuesday, August 21, 2018 4:38 PM
To: 'Lenée Bilski'; CC
Cc: So Kim
Subject: RE: Aug. 21 re: Trump Public Amenities "Fire Buffer" Lot D

Thank you, Lenée.

That is a good point and will be clarified before the Council reviews the Development Agreement and Maintenance Agreement on September 4th.

Ara

Ara Michael Mihranian

Community Development Director

rpv_logo_with full city name



30940 Hawthorne Blvd.

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From: Lenée Bilski <leneebilski@hotmail.com>

Sent: Tuesday, August 21, 2018 4:23 PM

To: CC <CC@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

Subject: Aug. 21 re: Trump Public Amenities "Fire Buffer" Lot D

Importance: High

Dear Mayor and Council members,

Kindly correct the title of Lot D as it was originally designated a "fire buffer lot between the trails and the Portuguese Bend Community. It's a small matter that I request, but an important designation. It is not just a "Presevation Area" as the developer has recently chosen to identify it. As a "fire buffer" Lot D has limitations as to what may be planted & maintained there, and certainly should be identified as such in perpetuity so that decades from now it will be clear to all what the purpose of a minimum of 32 feet from the PBC is all about. It needs to be correctly identified as what it is:

"Trump National Golf Club **Lot 'D' Fire Buffer Area** "

Thank you,

Ever Vigilant,

Lenée Bilski

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS

1.3

5th page of Maintenance Agreement states

iii) Landscaping and Irrigation Plan approved by the City

entitled "Trump National Golf Club **Lot 'D' Preservation Area,**