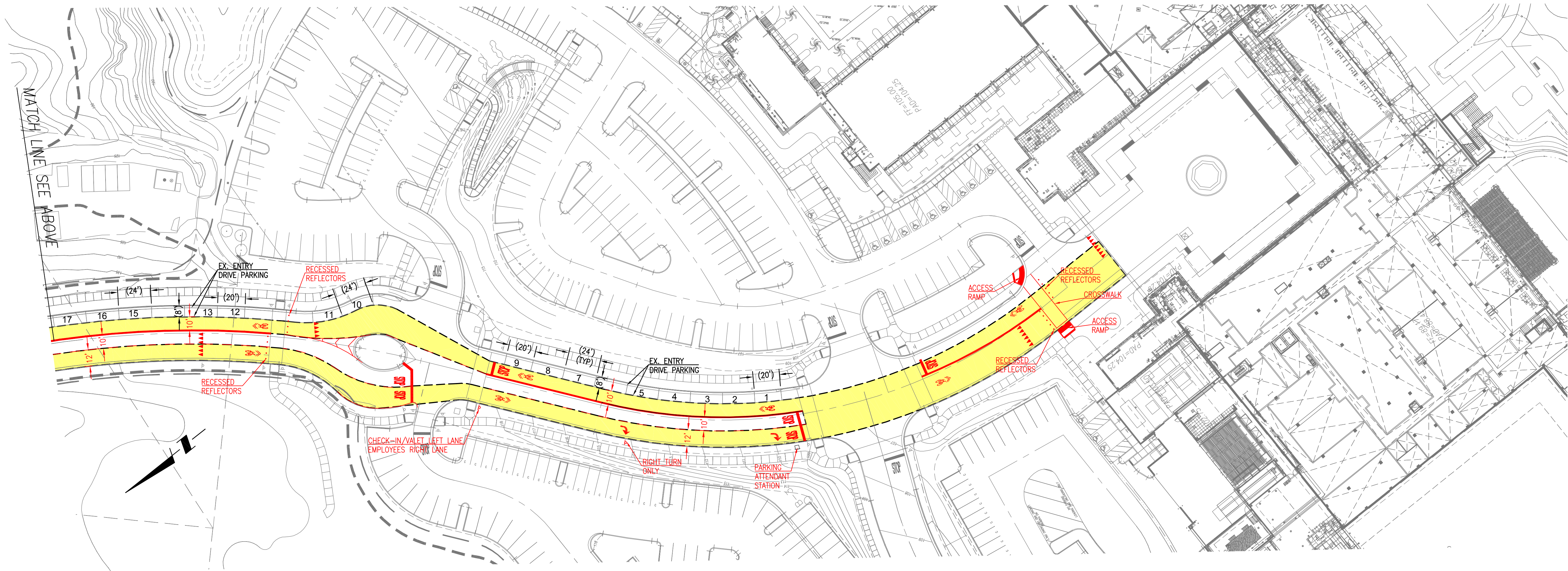
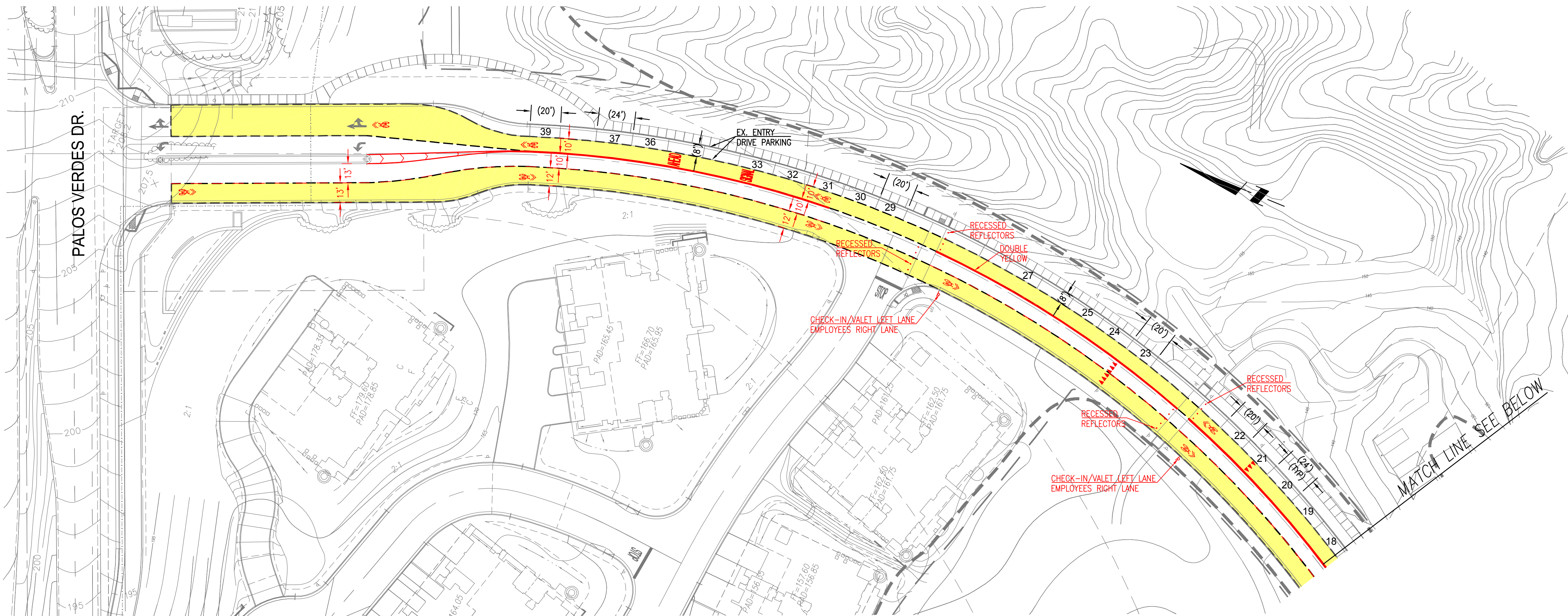
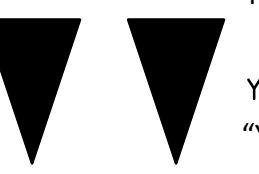




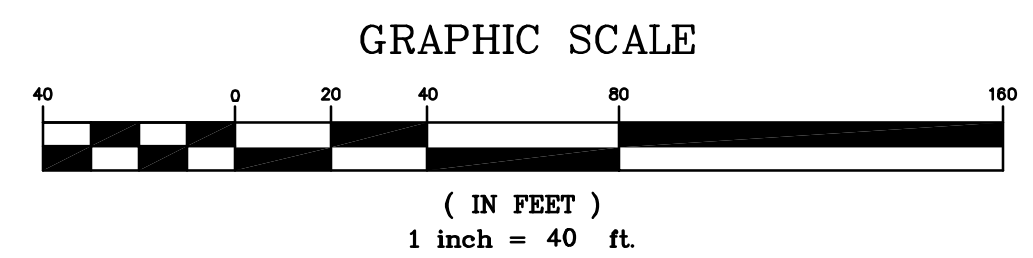
PARALLEL PARKING SUMMARY

EXISTING	39 STALLS
PROPOSED	0 STALLS
TOTAL STALLS	39 STALLS

LEGEND

-  SHARROW BIKE SYMBOL
"Shared Roadway Bicycle Marking" per Caltrans revised standard plan A24C
-  YIELD LINE
"Yield Line" per Caltrans revised standard plan A24E
-  LIMITS OF SHARROW EASEMENT

NOTE: ALL WAYFINDING SIGNS ARE TO MATCH SITE EXIST COLOR, DIMENSIONS, ETC.



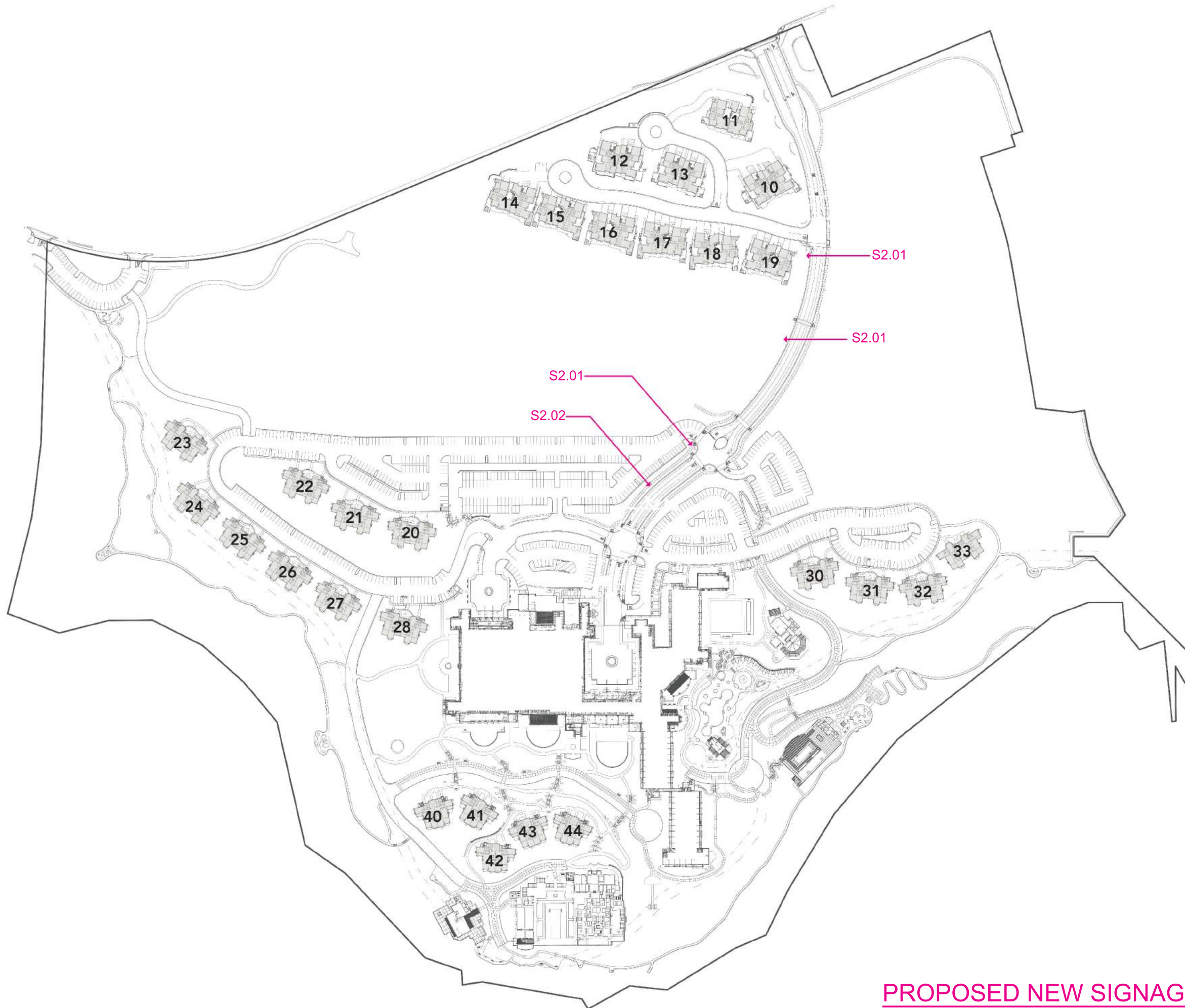
PREPARED BY:
 **Stantec**
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

PREPARED FOR:
LONG POINT DEVELOPMENT L.L.C.
6610 PALOS VERDES DRIVE SOUTH
SUITE A
RANCHO PALOS VERDES CA. 90275

TERRANEA RESORT
ENTRY DRIVE
PROPOSED SITE BASE
ULTIMATE CONDITION

DATE:
1/11/2016
SHEET **1**
OF **1**

JOB NO. 204238220



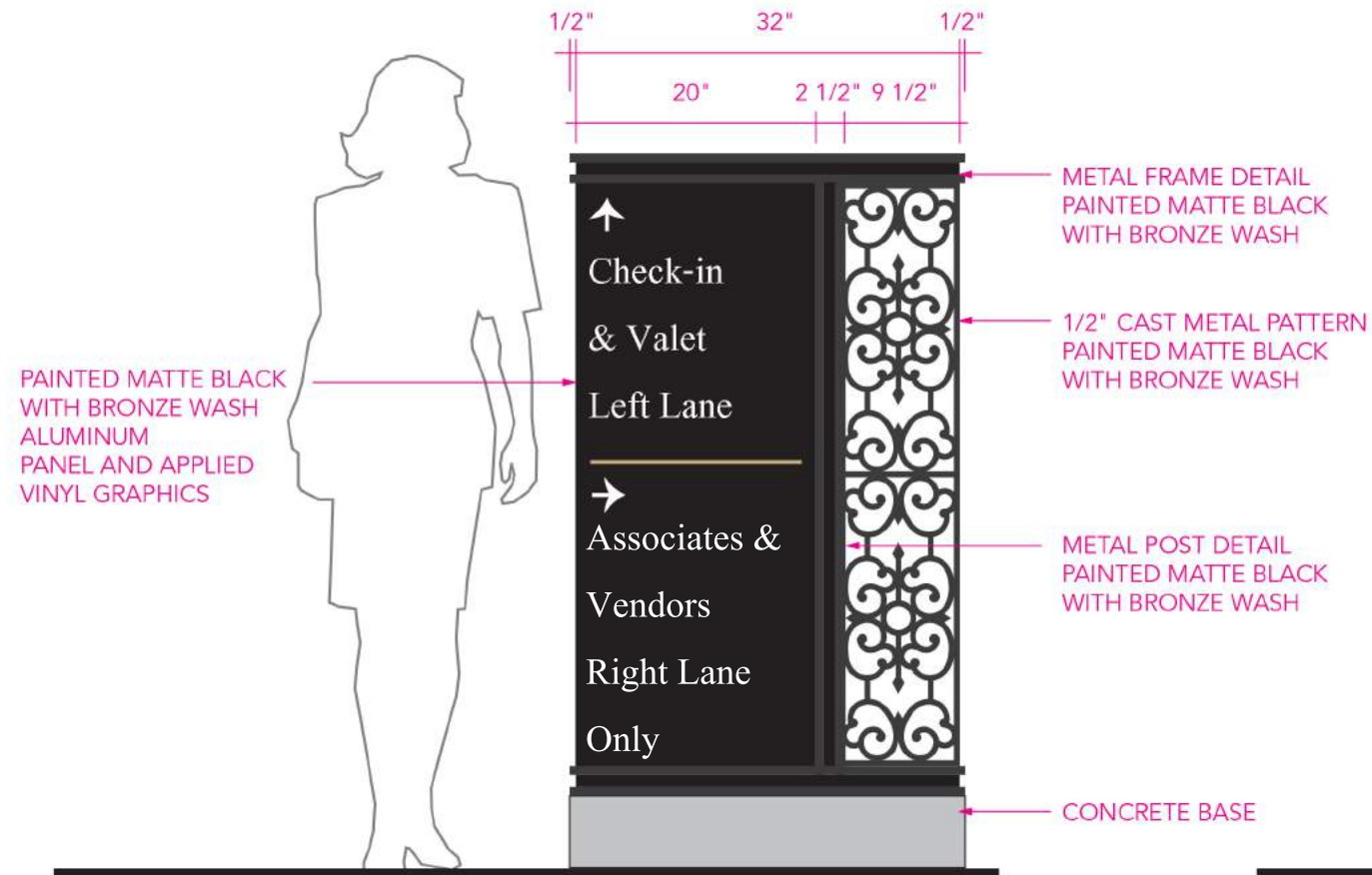
↑
Check-in
& Valet
Left Lane

→
Associates &
Vendors
Right Lane
Only

S2
01 MESSAGE
scale: 3/4" = 1'

→
Right-Turn
Only

S2
02 MESSAGE
scale: 3/4" = 1'



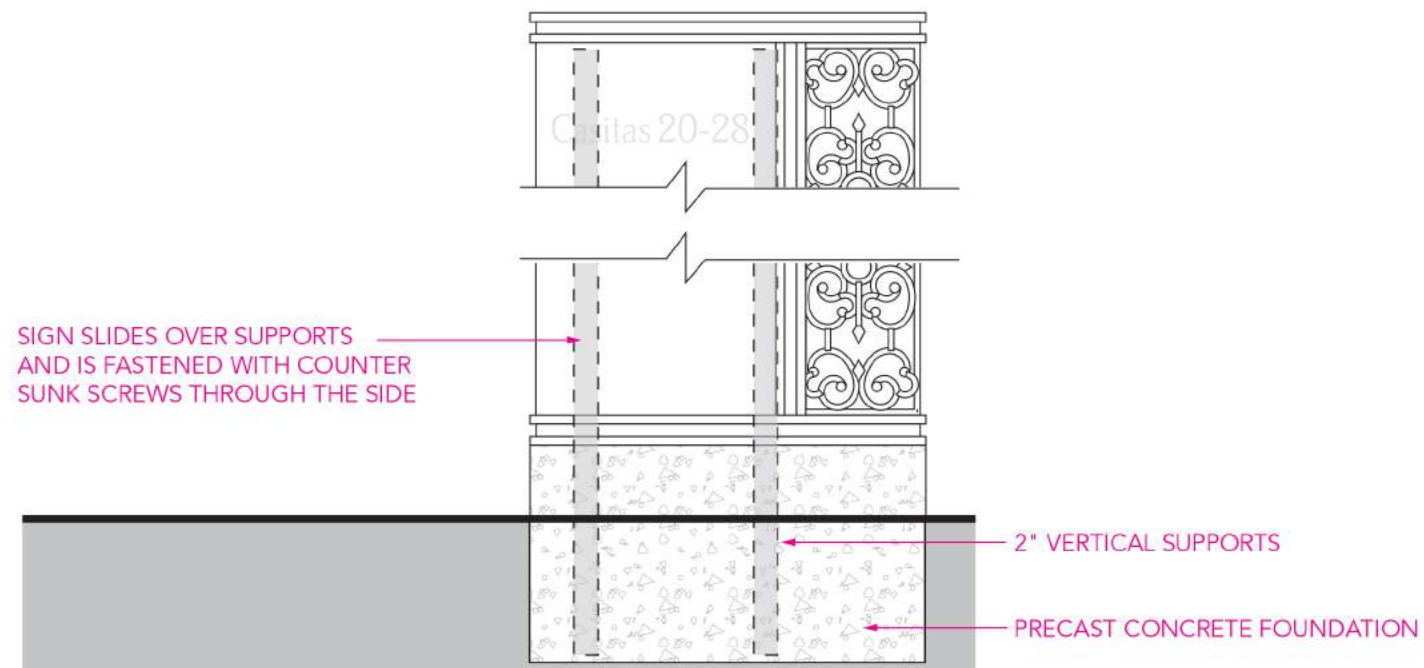
A FRONT VIEW
scale: 3/4" = 1'



B SIDE VIEW
scale: 3/4" = 1'



C FRONT VIEW
scale: 3/4" = 1'



D INSTALLATION
scale: 3/4" = 1'

NOTE:

ALL EXISTING WAYFINDING
SIGNAGE ARE TO REMAIN



January 13th, 2016

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

Re: **Terranea Resort** – Meadows Lawn Water Mitigation/Pavers

Dear Ara:

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

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

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

We believe that this minor modification to the approvals will also provide significant benefits to the City and to the Resort by reducing the Resort's water usage while also enhancing the use by groups of the Resort.



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L.A.'S OCEANFRONT RESORT

A DESTINATION LUXURY HOTEL®

While it is not intended to change the currently permitted activity or use approved by the City, the modification is intended to reduce turf area which has become unsightly due to the current mitigation efforts and thereby allow events to occur on the Meadows lawn area in all-weather conditions.

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

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

- i. Amplified Sound, whether recorded or live, shall be permitted during the hours set forth in (iii), and speakers for amplified sound shall be, oriented towards the ocean away from surrounding properties.*
- ii. No outdoor spot-lights, neon lights, or other specialty lighting shall be permitted to shine into the sky, habitat areas, or onto neighboring properties, except during the hours set forth in (iii).*
- iii. Hours for (i) and (ii) use: Sundays through Thursdays 8:00 am to 10: Fridays and Saturdays 8:00 am to midnight.*

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

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

To support this statement, we are providing an exhibit which shows the confirmed bookings on the Meadows for the years 2015 and 2016. In every case, the groups and events shown are using the Ballroom and Meadows lawn concurrently.



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The only exception to this is up to four events hosted by the resort specifically for the community in which the Ballroom would be blocked for no-sale to groups and events. These dates would fluctuate and booked according to the Resort's lowest occupancy with employee parking held off-site.

Community Focused Outdoor Events on the Meadows:

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

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

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

Thank you.

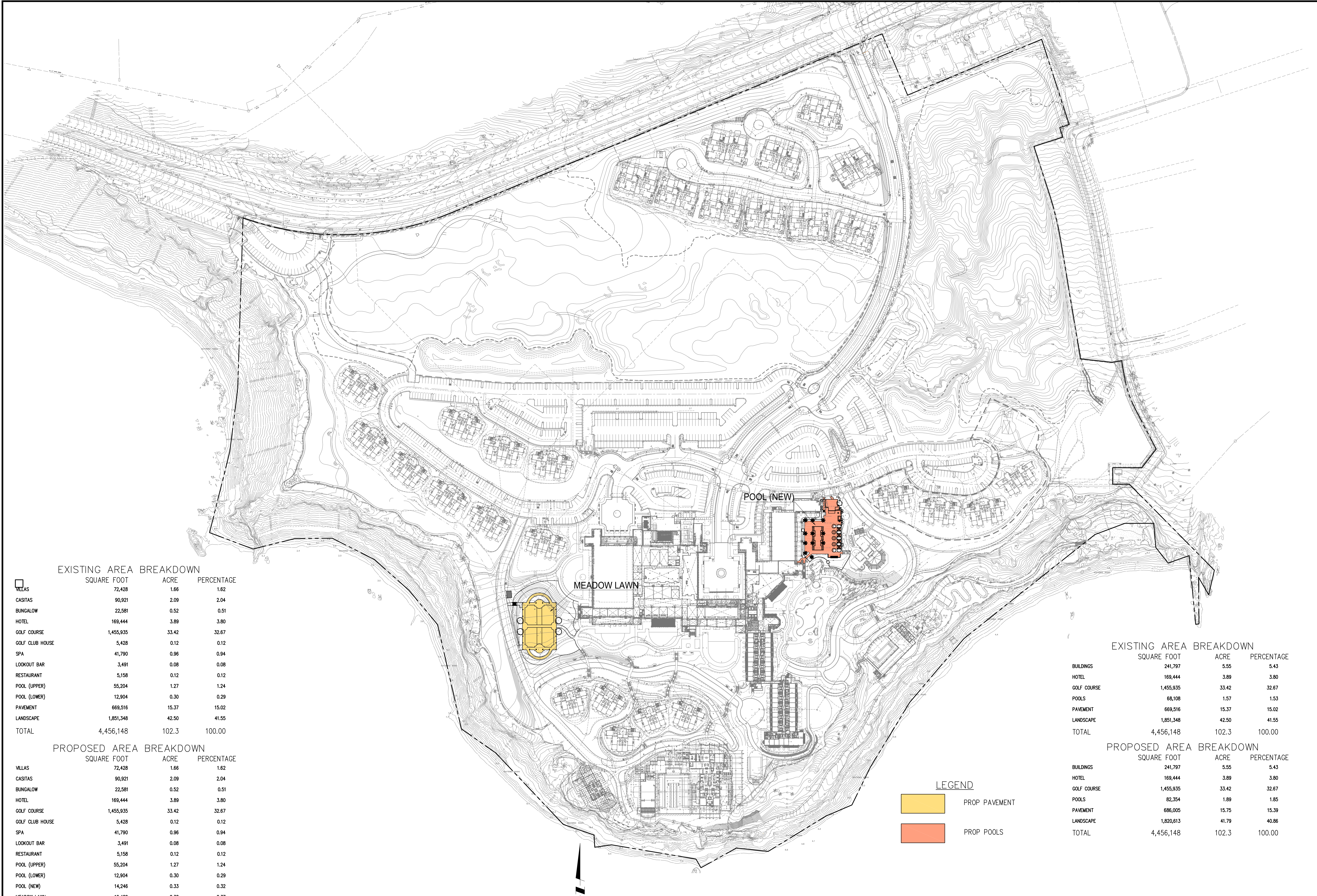
Sincerely,

Philip Martiens
Director of Design & Capital Projects
Terranea Resort

Terri A. Haack
President
Terranea Resort

cc: Todd Majcher- Lowe Enterprises/Vice President

315555004.2



EXISTING AREA BREAKDOWN

	SQUARE FOOT	ACRE	PERCENTAGE
VILLAS	72,428	1.66	1.62
CASITAS	90,921	2.09	2.04
BUNGALOW	22,581	0.52	0.51
HOTEL	169,444	3.89	3.80
GOLF COURSE	1,455,935	33.42	32.67
GOLF CLUB HOUSE	5,428	0.12	0.12
SPA	41,790	0.96	0.94
LOOKOUT BAR	3,491	0.08	0.08
RESTAURANT	5,158	0.12	0.12
POOL (UPPER)	55,204	1.27	1.24
POOL (LOWER)	12,904	0.30	0.29
PAVEMENT	669,516	15.37	15.02
LANDSCAPE	1,851,348	42.50	41.55
TOTAL	4,456,148	102.3	100.00

PROPOSED AREA BREAKDOWN

	SQUARE FOOT	ACRE	PERCENTAGE
VILLAS	72,428	1.66	1.62
CASITAS	90,921	2.09	2.04
BUNGALOW	22,581	0.52	0.51
HOTEL	169,444	3.89	3.80
GOLF COURSE	1,455,935	33.42	32.67
GOLF CLUB HOUSE	5,428	0.12	0.12
SPA	41,790	0.96	0.94
LOOKOUT BAR	3,491	0.08	0.08
RESTAURANT	5,158	0.12	0.12
POOL (UPPER)	55,204	1.27	1.24
POOL (LOWER)	12,904	0.30	0.29
POOL (NEW)	14,246	0.33	0.32
MEADOW LAWN	16,489	0.38	0.37
PAVEMENT	669,516	15.37	15.02
LANDSCAPE	1,820,613	41.79	40.86
TOTAL	4,456,148	102.3	100.00

EXISTING AREA BREAKDOWN

	SQUARE FOOT	ACRE	PERCENTAGE
BUILDINGS	241,797	5.55	5.43
HOTEL	169,444	3.89	3.80
GOLF COURSE	1,455,935	33.42	32.67
POOLS	68,108	1.57	1.53
PAVEMENT	669,516	15.37	15.02
LANDSCAPE	1,851,348	42.50	41.55
TOTAL	4,456,148	102.3	100.00

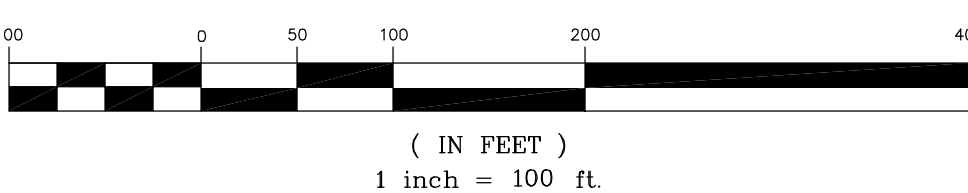
PROPOSED AREA BREAKDOWN

	SQUARE FOOT	ACRE	PERCENTAGE
BUILDINGS	241,797	5.55	5.43
HOTEL	169,444	3.89	3.80
GOLF COURSE	1,455,935	33.42	32.67
POOLS	82,354	1.89	1.85
PAVEMENT	686,005	15.75	15.39
LANDSCAPE	1,820,613	41.79	40.86
TOTAL	4,456,148	102.3	100.00

LEGEND

- PROP PAVEMENT
- PROP POOLS

GRAPHIC SCALE



PREPARED BY:

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

PREPARED FOR:

LONG POINT DEVELOPMENT L.L.C.
6610 PALOS VERDES DRIVE SOUTH
SUITE A
RANCHO PALOS VERDES CA. 90275

TERRANEA
OVERALL
SITE AREA BREAKDOWN

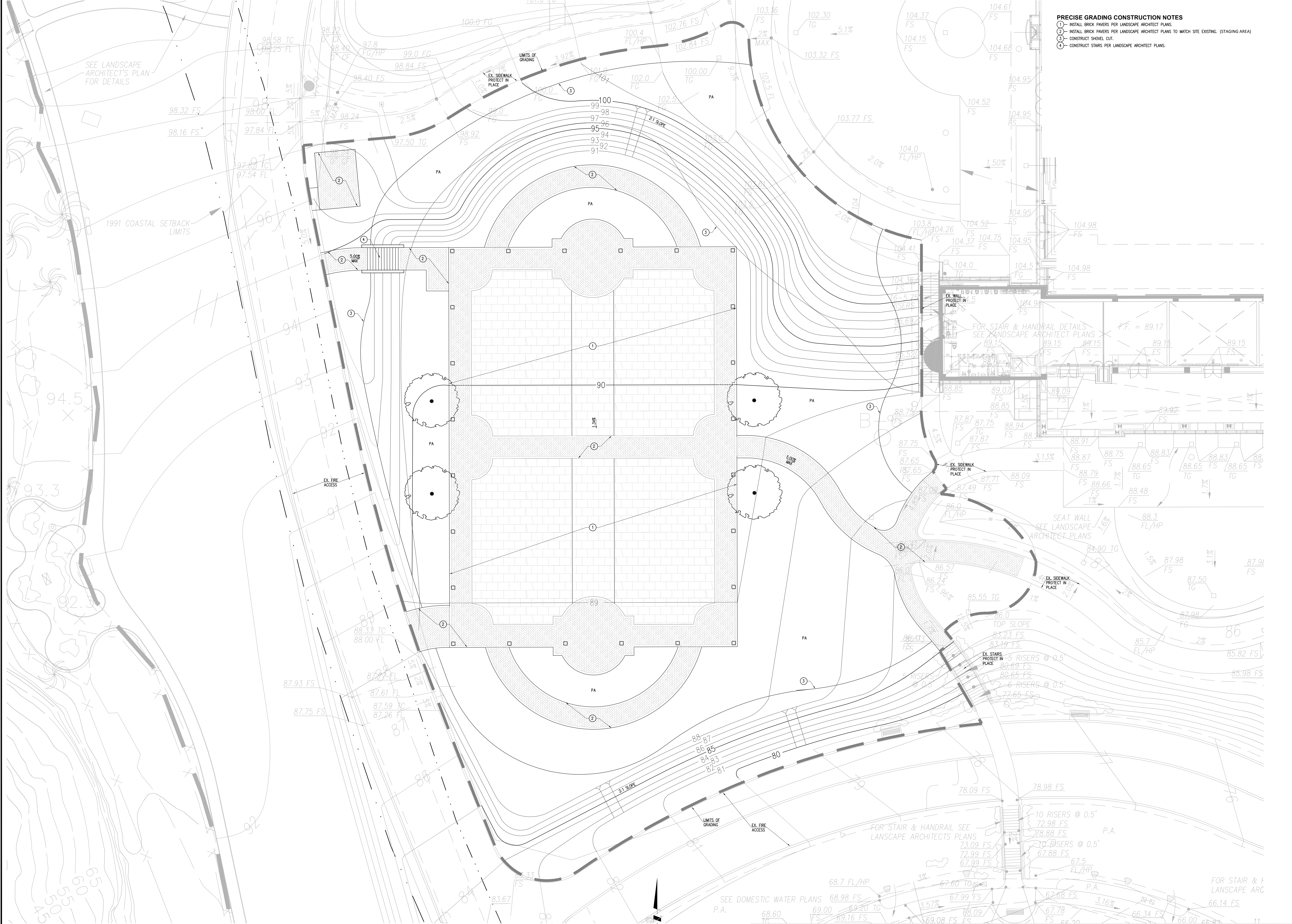
DATE:
09/17/2015

SHEET **1**
OF **1**

JOB NO. 204238220

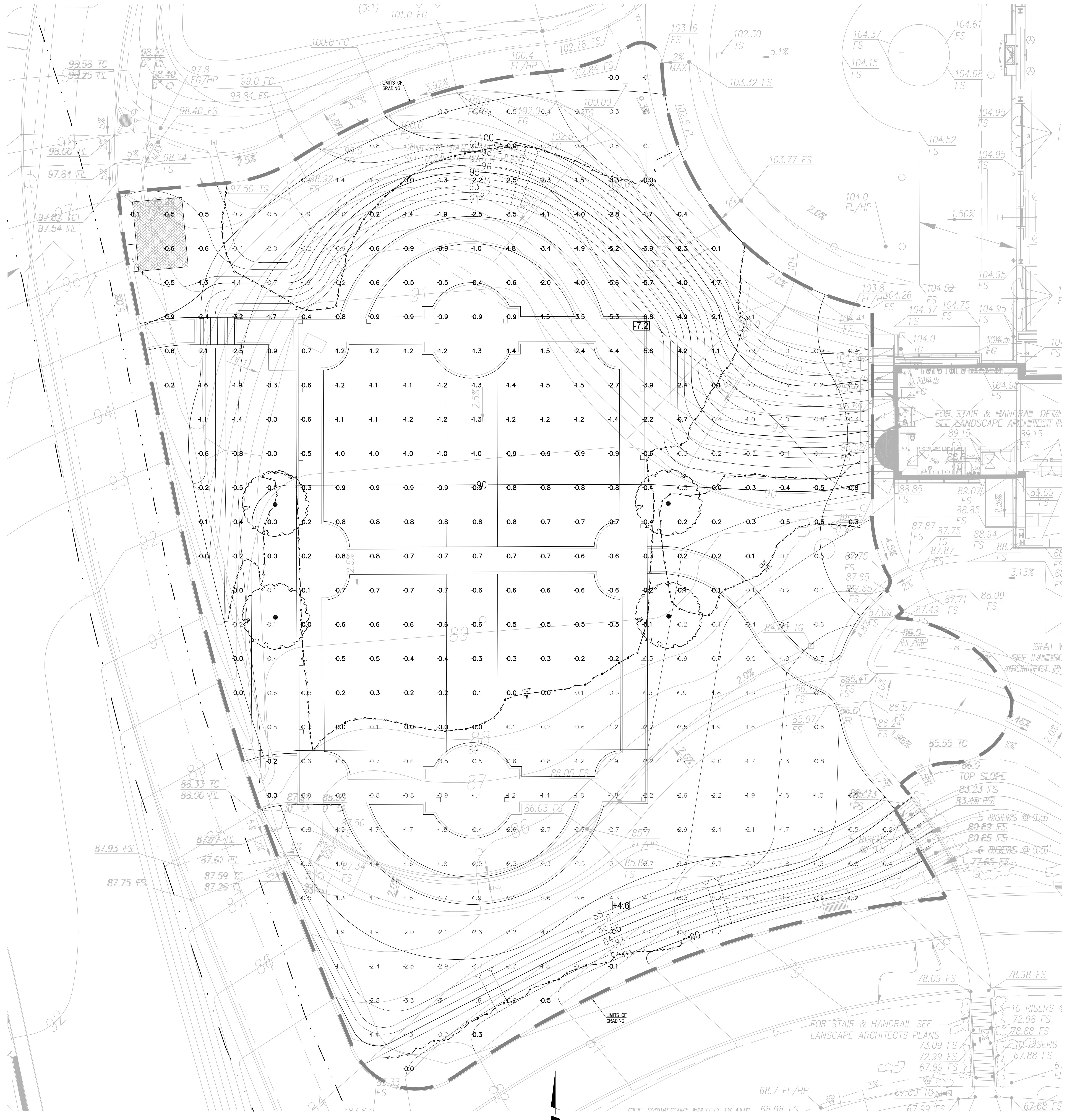
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DRAWING: c:\projects\2042388220\working\msh\1.dwg, VRS2000-40032.dwg, PLOTTED: 1/7/2016, 4:45 PM BY: Viterich, Antonio



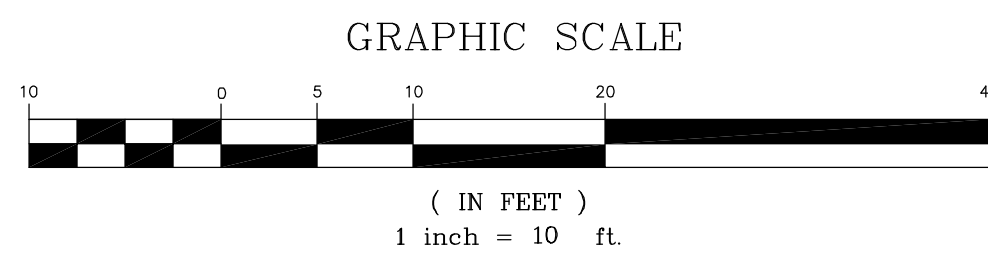
- PRECISE GRADING CONSTRUCTION NOTES**
- 1 - INSTALL BRICK PAVERS PER LANDSCAPE ARCHITECT PLANS.
 - 2 - INSTALL BRICK PAVERS PER LANDSCAPE ARCHITECT PLANS TO MATCH SITE EXISTING. (STAGING AREA)
 - 3 - CONSTRUCT SHOVEL CUT.
 - 4 - CONSTRUCT STAIRS PER LANDSCAPE ARCHITECT PLANS.

PREPARED BY: Stantec 38 TECHNOLOGY DRIVE, SUITE 100 IRVINE, CA 92618 949.923.6000 stantec.com	PREPARED FOR: LONG POINT DEVELOPMENT L.L.C. 6610 PALOS VERDES DRIVE SOUTH SUITE A RANCHO PALOS VERDES CA. 90275	TERRANEA MEADOW LAWN CONCEPTUAL GRADING		DATE: 1/11/2016
				SHEET 1
				OF 2



EARTHWORK QUANTITIES	
CUT	950 CY
FILL	1,000 CY
IMPORT	50 CY
MAX CUT	-7.2'
MAX FILL	+4.6'

NOTE: EXCESS MATERIAL SHALL BE USED ON SITE PER THE DIRECTION OF THE OWNER AND COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER
DISTURBED AREA = 50,300 S.F.



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SUITE A
RANCHO PALOS VERDES CA. 90275

TERRANEA
MEADOW LAWN
CONCEPTUAL EARTHWORK

DATE:
01/11/2016
SHEET **2**
OF **2**