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REGULAR PLANNING MINUTES

NOVEMBER 16, 2009

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MINUTES

REGULAR PLANNING COMMISSION MEETING

NOVEMBER 16, 2009

1. **CALL MEETING TO ORDER**

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by CHAIRWOMAN BAYER.

2. **PLEDGE OF ALLEGIANCE**

CHAIRWOMAN BAYER led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: O'Day, Conway, Southwell, Rein, Scott, Huff, Chairwoman Bayer
Commissioners Absent: None
Staff Present: Planning Director Wahba, Associate Planner Thom

4. **APPROVAL OF MINUTES**

COMMISSIONER SCOTT, seconded by COMMISSIONER O'DAY,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 19, 2009.

There being no objection, CHAIRWOMAN BAYER so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 18-08; APPLICANT: SILVER CENTER; LOCATION: 449 SILVER SPUR ROAD; A PRECISE PLAN OF DESIGN TO CONSTRUCT A ONE-STORY, 4,745 SQUARE FOOT RETAIL/OFFICE BUILDING IN THE COMMERCIAL GENERAL (CG) ZONE WITH GROUND-LEVEL CONVENTIONAL PARKING ON AN 18,400 SQUARE FOOT (0.42 ACRE) VACANT PARCEL.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended adoption of the MND and MMRP and approval of the PPD for the next Planning Commission meeting.

COMMISSIONER SCOTT asked about traffic impact fees, and Planning Director Wahba advised that the fee study was adopted by the City Council several months ago, broken down by type of use and number of trips, and will be part of the resolution.

COMMISSIONER CONWAY asked whether there is any aspect of the project that does not comply with code, and Planning Director Wahba responded that there was not.

COMMISSIONER O'DAY asked whether there had been an analysis of the number of U-turns at that corner, especially when school lets out. Planning Director Wahba responded that the number of vehicle trips is going to have a negligible effect on the traffic system, but the 15- to 20-minute peak time when U-turns could be a conflict hasn't been looked at. COMMISSIONER SOUTHWELL agreed that it would be worth looking at and perhaps prohibiting a U-turn there, especially with all the inexperienced drivers when school lets out.

COMMISSIONER HUFF asked about the lighting impact on the surrounding homes overlooking the project. Planning Director Wahba responded that the City requires a lighting plan, which must meet specific code requirements.

CHAIRWOMAN BAYER asked about the rain garden and grasscrete. Associate Planner Thom explained the grasscrete design.

CHAIRWOMAN BAYER then asked at what point the 15-foot setback is measured. Associate Planner Thom responded that it is measured from the property line and does not include the sidewalk.

Hamid Gabbay (9107 Wilshire Boulevard, Los Angeles) came forward as the architect on the project. Mr. Gabbay discussed the changes from the previous design and explained the rain garden and grasscrete concepts.

COMMISSIONER CONWAY expressed his appreciation with the ecological applications and applauded his efforts with the green management plan and site-specific health and safety plan.

Mr. Gabbay pointed out that the City Staff is extremely detail oriented, and therefore, the project is already well planned out and will be easy to move forward.

COMMISSIONER O'DAY asked about financing due to the issues that have prevented previously-approved projects from moving forward.

Amir Ohebsion (1875 Century Park East, #1500, Los Angeles) came forward representing RHE Equity LLC and explained that this is a relatively small project, and about 70% of the equity required for construction is in the bank right now, so it will require only a small loan.

COMMISSIONER O'DAY asked whether tenants had been solicited yet, and Mr. Ohebsion responded that 2700 of the 4500 square feet is already pre-leased to HSBC Bank.

CHAIRWOMAN BAYER commended Mr. Ohebsion for working with Staff to bring back something that the Commission could appreciate and feel comfortable with, in addition to going for Silver "LEED" certification, which is wonderful.

COMMISSIONER O'DAY added that this is a great project, simple with no Variances and in compliance with the Code. It is also in a good financial position with a bank as a tenant. COMMISSIONER O'DAY is still curious about U-turns and traffic impacts but doesn't see them as an obstacle.

COMMISSIONERS CONWAY and SOUTHWELL agreed.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SCOTT,

TO DIRECT STAFF TO PREPARE A RESOLUTION FOR ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE THE PRECISE PLAN OF DESIGN AND BRING BACK THE RESOLUTION TO REVIEW THE U-TURN FREQUENCY AND ADDRESS TRAFFIC IMPACTS.

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

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

CHAIRWOMAN BAYER asked that the Commissioners stay after the meeting to discuss the holiday party.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (OCTOBER 20, 2009)
- B. PARK AND ACTIVITIES MINUTES (NOVEMBER 3, 2009).
- C. CITY COUNCIL ACTIONS (OCTOBER 13, 2009).
- D. EQUESTRIAN COMMITTEE MINUTES (OCTOBER 26, 2009).

COMMISSIONER CONWAY moved, and COMMISSIONER O'DAY seconded,

TO RECEIVE AND FILE ITEMS 11A through 11D.

There being no objection, CHAIRWOMAN BAYER so ordered.

12. ADJOURNMENT

At 7:56 p.m. CHAIRWOMAN BAYER adjourned the Planning Commission meeting to November 30, 2009, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk