

MINUTES

ADJOURNED

CITY COUNCIL MEETING

MAY 8, 2007

An adjourned meeting of the City Council of the City of Rolling Hills Estates was called to order at 3:05 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR SEAMANS.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

City Staff Present: City Manager Doug Prichard
City Attorney Kristin Pelletier
Assistant City Manger Sam Wise
Planning Director David Wahba
Senior Planner Niki Cutler
Assistant to the City Greg Grammer

Others Present: Daniel Iacofano, MIG Consultants
Brian Wallace, MIG Consultants
Dennis Pascua, DKS Associates
Erik Zandvliet, Traffic Engineer

AUDIENCE ITEMS

NONE

ITEMS FOR DISCUSSION

A. PENINSULA VILLAGE – STATUS UPDATE OF PROJECTS RECENTLY RECEIVED

Planning Director Wahba provided an overview of the staff recommendation to revise the current description and redefine the project boundaries.

Daniel Iacofano, Principal, MIG Consultants, provided an overview of the public workshop held on March 19, 2007. He noted that excellent feedback was received and went on to provide a summary of that meeting. He then provided an extensive overview of the summary report: including: 1) Focus on a more compact geographic area for mixed-use projects along Deep Valley; 2) Allow a limited amount of new housing with density, form and design consistent with the character of the Peninsula; 3) Use private resources to improve the slide area with an appropriately scaled development; 4) Provide better pedestrian connection between Deep Valley Drive and The Avenue of the Peninsula; 5) Maintaining the scale of existing development that currently exists along Little Silver Spur Road; and, protecting views and view corridors.

Dennis Pascua, DKS provided a report (as per agenda material).

ADJOURNED
CITY COUNCIL MINUTES
MAY 8, 2007

Planning Director Wahba noted that the Los Angeles County trip generation standard was used in this particular study.

COUNCILMAN ZUCKERMAN requested clarification on the numbers submitted regarding Deep Valley Drive/Silver Spur Road under Table F of the report. Mr. Pascua stated he will investigate this further.

COUNCILMAN ZUCKERMAN noted that the City needs to be mindful of the intersections that are CMP intersections whether or not they are located in the City.

Mr. Pascua noted that a CMP intersection must be counted if a particular project will add 50 or more trips. He noted that every other project in and around the City will have to conform to these standards. He then noted that the intersection baseline considers the mitigation measures for the EIR utilizing ITE rates. He noted that all mitigation measures are in the City's rights-of-way, except those in other jurisdictions.

MAYOR SEAMANS inquired as to the left turn lane from Palos Verdes Drive North onto Silver Spur Road. Mr. Pascua noted that these are conceptual drawings and would have to be engineered to show exact information.

City Manager Prichard noted that required installation of a traffic signal is identified as an impact threshold, meaning that environmental study is required. Such an installation could be approved by the COUNCIL following appropriate analysis and findings.

City Manager Prichard then noted that in staff's review of the recommendations, they took a critical look at each of the intersections and asked themselves if a particular mitigation measure was a typical and accepted traffic control device found elsewhere in the City. Further, for staff's analysis it was assumed that each recommended measure could be properly engineered without the need for right of way acquisition. Finally, any improvements in adjacent jurisdictions were assumed to be acceptable to that jurisdiction.

COUNCIL then discussed the following intersections in detail: 1) Crenshaw Boulevard/Silver Spur Road ; 2) Deep Valley Drive/Silver Spur Road; 3) Hawthorne Boulevard/Silver Spur Road; 4) Silver Spur Road/Palos Verdes Drive North – Hawthorne Boulevard/Palos Verdes Drive North; 5) Crenshaw Boulevard/Palos Verdes Drive North; 6) Palos Verdes Drive East/Palos Verdes Drive North; 7) Crenshaw Boulevard/Pacific Coast Highway; 8) Rolling Hills Road/Palos Verdes Drive North; and 9) Dapplegray School Lane Entrance.

Mr. Iacofano referred to the public workshop and the community's concerns regarding maintaining a rural atmosphere. He noted that there were strong concerns regarding traffic flow. He referred to the public's preference for walkability throughout the Peninsula Village. Additionally, he commented that there are significant gains to be made in creating a sense of place for pedestrians.

MAYOR SEAMANS inquired as to what would be suggested for traffic calming. Mr. Iacofano noted that sidewalks or other pathways could incorporate a rural-oriented design utilizing decomposed granite with a three-rail fence thereby enhancing the character of the City.

COUNCILWOMAN MITCHELL referred to the City of Pasadena where there are roundabouts and paseos throughout the area which are utilized as

traffic calming measures. She suggested possibility utilizing Roxcove Drive for that purpose.

Alex Rose, Vice President of Development, Continental Development, The Village, noted that his company supports the COUNCIL and the community's vision for the Village area. He noted his belief that the California Environmental Quality Act (CEQA) process is working as it should to take into account different views as well as alternatives. He noted that to change the project description in mid-course would not be looked upon favorably and referred to the staff recommendation limiting the residential component to the south side of Deep Valley Drive while removing the overlay from the rest of the area. On that note, he stated that they do not agree with the proposed recommendation as it runs counter to the reasons they bought their property and would not be consistent with the COUNCIL'S vision. Additionally, he strongly encouraged the COUNCIL to proceed with the CEQA process to its conclusion and not change the project description.

COUNCILWOMAN MITCHELL inquired if Continental Development could limit their proposed units. Mr. Rose noted that all EIRs are required to study a variety of alternatives and believed the COUNCIL has enough information on which to make a decision.

Mark Curcio, Stolz Management, The Avenue, noted that this plan is exciting for their shopping center. He noted that they have listened to customers and people in the market and are looking forward to working with the City. He noted that they consider The Avenue to be a gateway to the shopping district and submitted a concept to fit within the City's vision. He noted that they are considering a residential use and would like to create a connection to the other stores providing a work, live and play environment. Additionally, he noted that they are looking to turn some of the retail space out to the street front.

COUNCILMAN ZUCKERMAN noted that there are obvious constraints that may not be feasible. He noted that this would be very difficult as the COUNCIL would have to carefully review the parking issues since there are already upcoming projects in the queue.

COUNCILWOMAN MITCHELL noted that she likes the retail enhancements, but several months back the COUNCIL made the decision to exclude The Avenue and Peninsula Center from the overlay zone in order to preserve the commercial component as it is the COUNCIL'S concern not to have residential take over all of the commercial area.

MAYOR SEAMANS noted that the need for a residential component is very high, but emphasized that the commercial district needs to be revitalized and does not wish to overload the shopping district with housing. She encouraged The Avenue to solicit public support.

Brian Wynne, 901 Deep Valley Drive, noted that he appreciates the focus on traffic safety particularly for existing conditions. He noted his desire to spread the word that the traffic problems are coming from the City of Rancho Palos Verdes' as they have approved several major developments.

Kit Fox, Associate Planner, City of Rancho Palos Verdes, noted that they are pleased to see the staff recommendation limiting the overlay boundary. He noted that their city supports eliminating the Little Silver Spur area as the residents living above that street are very concerned with the slope, traffic, height and density. He urged the City to implement mitigation

measures to minimize the urban physical modifications as well as maintain the rural look of the intersections, i.e. landscaped medians.

MAYOR PRO TEM ZERUNYAN inquired as to what standard the City of Rancho Palos Verdes utilizes for their traffic counts. Mr. Fox responded that the City of Rancho Palos Verdes utilizes ITE guidelines.

COUNCILWOMAN MITCHELL noted that the present zoning covers all the Peninsula Center area and that Little Silver Spur is already in the mixed-use zone. The staff recommendation would remove this zoning on Little Silver Spur.

Craig Knickerbocker, Knickerbocker & Associates, thanked the COUNCIL for approving his project. He pointed out that Rancho Palos Verdes is approving thousands of trips as well as Los Angeles County and the City of Torrance. He encouraged the COUNCIL to create a nice village atmosphere noting that 459 units is not that large a number and would strike a nice balance for residential and commercial.

COUNCILMAN ZUCKERMAN commented that there are people that share different values and visions of what they see in the commercial district. He noted that residents are attracted to the City because it is suburban.

Dan Boulton, Boulton Engineering, commented that he represents both the Wynne and Laing Urban properties. He noted he was very encouraged by the analysis presented, particularly with the landslide area. He noted that he would like to see mitigation measures implemented and believed that both of these projects are worthwhile additions to the district.

Kay Finer, President, PVP Chamber of Commerce, commended everyone for providing their input on this issue. She noted that they have established a Peninsula Village Task Force and are watching this very closely. Additionally, she stated that the current projects have been approved under the City's existing zoning and that the overlay zone is what will manage and limit the growth once the City determines the maximum of units allowable.

Janice Scott, Property Manager, Peninsula Center, noted she had strong concerns regarding the boundaries in that it alienates both their center and The Avenue. She noted that there needs to be a way to bring the residents to the other end in order to complete the district. She then commented that if parking was eliminated on Silver Spur Road, high school students would park at their center and urged the COUNCIL to take this into consideration

Richard Berg, 4835 Ferncreek, long-time resident provided a history of when the commercial district was first built. He noted that the citizens want a rural and pastoral lifestyle, but the approved projects are making this situation worse. He asked the COUNCIL to consider these items as well as the number of units in the district.

ADJOURNMENT

At 5:43 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to a joint adjourned City Council/Planning Commission meeting scheduled for May 8, 2007 at 6:00 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk