

MINUTES
ADJOURNED
JOINT
CITY COUNCIL
AND
PLANNING COMMISSION
MEETING
JUNE 26, 2007

A joint adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:10 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

Planning Commission Members Present: Bayer, Conway, Golida, Rein, Southwell,
Vanden Bos

Planning Commission Member Absent: O'Day

City Staff Present: City Manager Doug Prichard
Planning Director David Wahba
Senior Planner Niki Cutler
Kelley Thom, Associate Planner

Others Present: Mike Cope, General Manager, Chandler's Sand and Gravel

AUDIENCE ITEMS

NONE

ITEMS FOR DISCUSSION

- A. JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP REGARDING CHANDLER REUSE PROJECT (26311 AND 27000 PALOS VERDES DRIVE EAST)

Planning Director Wahba provided a staff report (as per agenda material).

Mike Cope, General Manager, Chandler's thanked the COUNCIL for the long awaited opportunity to provide an extensive first look presentation of their project. He stated their intention to seek preliminary confirmation of the proposed development. He then provided a brief history of the site.

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MAYOR SEAMANS noted that the project looks beautiful while others were uncertain if the Santa Barbara-style design would be in keeping with the City's ranch-style area.

Extensive discussion ensued regarding the appearance of the single-family homes and how it compares with the surrounding area.

Commissioner Rein commented that the houses looked "Old World" and questioned whether the City wants to move in that direction.

Commissioner Bayer then noted her concern with the average size home being 4,800 square feet as it is not consistent with the rural atmosphere. She stated that she would like to see the size of the homes reduced.

Mr. Cope noted that it is their intention to have this development be a "very high-end product" and make it look like a combination of a country club and neighborhood. He stated that the houses will be larger with some having "casitas."

Discussion continued with COUNCILWOMAN MITCHELL commenting that this development is in an equestrian community and cautioned Mr. Cope to consider this as part of their design. Planning Director Wahba stated that discussion took place on this issue several years ago, and it was the consensus at that time not to include the equestrian component.

Mr. Cope then explained the various elements of the golf course and how that would tie in with the development. He then stated that this would not be a gated community since the COUNCIL does not support that restriction.

Commissioner Bayer inquired if the project would offer any trails. Mr. Cope responded that many neighborhoods do not care to have trails, particularly Torrance residents at the bottom of the slope.

Mr. Cope went on to describe the proposal for two water elements on either side of the road as well as a plan for extensive landscaping. He stated that there is enough water from their wells to water the golf course and other common areas. Additionally, he noted that they are proposing a bio-filter system where water would be absorbed into the ground so as to keep the wastewater from going into the ocean.

Concerns were expressed regarding parking. Mr. Cope responded by stating that the Country Club will increase spaces by approximately one-third. Additionally, he commented that they will perform a comprehensive parking demand study as part of the EIR.

Mr. Cope stated that, even though there are five oil wells on site, they will further investigate its existing state and make a determination at that time if it will be necessary to recap them. He noted that this, too, will be addressed in the EIR.

ADJOURNMENT

At 7:32 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to the regular meeting of June 26, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk