



MINUTES

SPECIAL

JOINT CITY COUNCIL

AND

PLANNING COMMISSION

MEETING

FEBRUARY 28, 2005

A special meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:02 p.m. at the Rolling Hills Estates City Hall, 4045 Palos Verdes Drive North, by MAYOR ADDLEMAN.

COUNCIL MEMBERS PRESENT: Addleman, Mitchell, Seamans*, Zerunyan, Zuckerman
*COUNCILWOMAN SEAMANS arrived at 6:05 p.m.

COMMISSIONERS PRESENT: Bayer, Conway, Killen, Rein, Southwell, Vanden Bos

CITY STAFF PRESENT: Doug Prichard, City Manager
Stephen Pfahler, Assistant City Attorney
David Wahba, Planning Director
Niki Cutler, Senior Planner

STAFF PRESENTATION OF PROPOSED PENINSULA VILLAGE OVERLAY ZONE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Planning Director Wahba provided an overview of the master plan for the commercial district. He noted that the proposed changes include increasing density to allow greater residential development.

A resident representing several Rancho Palos Verdes homeowners noted that two existing previously approved projects comply with the current density requirement of 22 units per acre, as should future projects.

It was noted that projects forthcoming will help focus code language and guidelines for incorporation into a Program Environmental Impact Report within the master plan area.

Senior Planner Cutler provided a staff report (as per distributed material).

Planning Director Wahba explained that the City is required to comply with the state regarding affordable housing, which may include density bonuses.

In response to traffic concerns, MAYOR PRO TEM ZUCKERMAN reiterated that, although traffic likely to decrease in the aggregate due to the residential component, he expressed concern about peak hour demands. He noted that it would be cost effective to look at critical intersections to assist in determining the maximum practical amount of dwelling units prior to expending funds on an EIR.

Planning Director Wahba noted that the infrastructure, schools, and other critical impacts need to be reviewed in addition to traffic.

MAYOR PRO TEM ZUCKERMAN stated he believed traffic to be the main issue.

COUNCILWOMAN MITCHELL inquired as to the COUNCIL'S discretion to adjust the final language to the code changes if an EIR analysis is undertaken with proposed density.

Planning Director Wahba noted that COUNCIL has ultimate discretion in the code changes.

MAYOR PRO TEM ZUCKERMAN suggested reviewing the pending applications and look at the cumulative traffic impact to see where the City stands.

Planning Director Wahba noted that this would be considered in the initial study.

MAYOR PRO TEM ZUCKERMAN noted that this will transform the character of the community and believed it was necessary to take the time to consider all impacts on existing or future applications.

COUNCILWOMAN MITCHELL commented that a Program EIR would be of benefit as it would take into consideration the whole picture.

COMMISSIONER KILLEN inquired if LSA Associates can undertake traffic analysis as a benchmark for the initial phase.

City Manager Prichard noted that traffic will be a key limiting factor as to what the City can accept in the way of future development in the district, but to bear in mind that the commercial district is under performing. He noted that traffic will encourage economic development, but there may be a trade off as traffic may become problematic at peak times. He then noted other factors which should be considered such as sewers, infrastructure, etc. Additionally, he stated that the subcommittee and staff agreed that a Program EIR makes sense, with the next question being the scope of service necessary for professional assistance.

COMMISSIONER CONWAY referred to the two pending projects and asked if a plan was in place for the Program EIR to identify anticipated impacts.

Planning Director Wahba noted the intent is to study reasonably foreseeable impacts stemming from the master plan.

COMMISSIONER CONWAY noted that the processing projects will be on a first come, first served basis that the City should be wary of residential over saturation.

Planning Director Wahba suggested removing the mixed use overlay zone from the east end of the commercial district.

City Manager Prichard noted that the first come, first served nature of development opportunities may make it difficult for the City to pick and choose the best redevelopment projects.

COUNCILWOMAN MITCHELL emphasized removing the mixed use overlay from The Avenue and Peninsula Center Shopping Centers to preserve those retail areas. She noted that this should be included in the Program EIR as it will affect the entire district.

COUNCILWOMAN SEAMANS noted the outcome of a Program EIR may affect the balance between the commercial, retail and residential areas and believed this to be extremely important. She noted her concern with a developer withdrawing from this process if the City does not act swiftly.

COMMISSIONER BAYER concurred with COUNCILWOMAN SEAMANS noting that the Mixed Use Committee has taken this matter very seriously and that the City cannot afford to delay in acting on this matter. She then stated her concern with a project being submitted that does not fit in with what the COUNCIL wants.

MAYOR PRO TEM ZUCKERMAN noted he is unclear as to what the vision is for this area. In response to a prior comment, he stated that the land value is very desirable and developers would not be inclined to abandon a project. Additionally, he noted that he has received many inquires asking why the City seems to want more residential development and emphasized that everyone needs to share in this vision.

COMMISSIONER CONWAY noted his support for a Program EIR.

MAYOR ADDLEMAN noted that prior to undertaking the EIR, the design guidelines should be approved.

Planning Director Wahba noted that the Program EIR will also look at project alternatives.

MAYOR ADDLEMAN noted his desire to be cautious as he would like to have all impacts considered before moving forward.

COUNCILWOMAN SEAMANS concurred, but stated that the City needs more data to make that kind of decision.

Planning Director Wahba noted that once the initial study is undertaken, the results will determine the mitigation measures necessary, possibly requiring the developer to participate in the Program EIR or undertake a stand alone EIR of their own.

MAYOR ADDLEMAN noted he would not be in favor of General Plan amendments on a project by project basis and would prefer an applicant to participate in a Program EIR.

City Manager Prichard noted that the developers will be faced with choices, and if the COUNCIL prefers to have them wait until after the Program EIR is completed, a developer could still make application to consider pending projects under existing codes.

City Manager Prichard noted that the costs need to be discussed so that the COUNCIL has a clear understanding of the direction they wish to pursue in expending funds.

MAYOR PRO TEM ZUCKERMAN noted that, while the City is not looking for more residential development per se, the master plan envisions a residential component to invigorate the commercial district. Additionally, he noted his concern that funds expended for this work might push out other much needed projects.

Planning Director Wahba noted that the City has been taking a "piece meal" approach for too long rather than utilizing a comprehensive approach.

COUNCILWOMAN SEAMANS then referred to the streetscape plan.

Planning Director Wahba noted that costs for the Program EIR and design of the streetscape plan could be \$300,000.

City Manager Prichard noted that these costs could be recouped from the developers.

COUNCILWOMAN MITCHELL noted that the design guidelines need to be agreed upon prior to beginning a Program EIR.

COUNCILMAN ZERUNYAN noted that policy issues need to be discussed in relation to overall fees. He concurred with comments from MAYOR ADDLEMAN and MAYOR PRO TEM ZUCKERMAN comments that the City must be sensitive to spending money on large projects such as this as he did not want to place the City in a position of being a "risk taker."

COUNCILWOMAN MITCHELL reiterated that the City already has a mixed-use overlay with increased

density. She noted that Mr. Polyzoides' plan was predicated on how to best utilize this overlay with the idea being to energize the area and create a synergy between retail and commercial use.

MAYOR PRO TEM ZUCKERMAN suggested discussing removal of the mixed-use overlay and extending it to District 2 as well as review District 1 very carefully.

COUNCILMAN ZERUNYAN noted that the City's vision has always been to preserve the semi-rural character and create a compromise so as not to lose sight of the mission.

MAYOR ADDLEMAN encouraged the COUNCIL to reach a conclusion and move forward with a Program EIR along with recommendations to remove residential uses from The Avenue and Peninsula Center Shopping Centers and District 2.

COUNCILWOMAN SEAMANS noted that District 2 poses a concern as it is her desire to see Long's and Bristol Farms remain at their present location. She noted that she was unsure as to how to improve the under performing properties east of the Library in District 3.

COMMISSIONER CONWAY stated that a project description and EIR may not answer all the questions.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN SEAMANS

TO MOVE FORWARD WITH THE PROGRAM ENVIRONMENTAL IMPACT REPORT REMOVING THE AVENUE AND PENINSULA CENTER SHOPPING CENTERS AS WELL AS OTHER BUSINESSES NORTH OF HAWTHORNE BOULEVARD FROM THE MIXED-USE OVERLAY ZONE AND GENERATE A SCOPE OF SERVICE AND CONTRACT TO BE REVIEWED BY THE CITY COUNCIL.

No vote was taken.

MAYOR PRO TEM ZUCKERMAN noted that he would like to make sure that the scope of service be amended to remove District 2 from the Overlay as he believed there could be a potential for harm leaving this property in the plan.

COUNCILWOMAN MITCHELL noted that if these areas were to be removed from mixed use consideration, no guidance would be provided for the "vision" and they would remain in the commercial-general zone.

MAYOR PRO TEM ZUCKERMAN noted that District 2 is problematic believing that the main street model is being forced into a suburban arterial. He stated he could not support moving forward without preserving this area as retail.

Kevin Dodson, 4938 Golden Arrow, noted he lives above the former Arco Station. He referred to the "fast track" process and noted his preference to take a conservative approach. He suggested delaying the fast track on those two projects until an agreement is reached on the overall density after dealing with the infrastructure as the current scope and size appears to be inappropriate for the community.

Joyce Zernoian, 5040 Golden Arrow, noted she also will be directly impacted by this project and supported the "do no harm" approach and take the time to conduct a Program EIR.

Kit Fox, Planning staff, City of Rancho Palos Verdes, noted his concern with Districts 1 and 3 as there are no setback requirements and was concerned with the potential number of units, lot coverage, parking standards, etc. He noted that they have a small financial interest within that area and noted his concern with having commercial converted from retail to residential.

Craig Knickerbocker, commented that Bristol Farms and Long's are unattractive along Deep Valley Drive. He suggested the possibility of enhancing the appearance of that street.

Dr. Herrera, Business Owner, Deep Valley Drive, requested COUNCIL consider the negative impacts this

will have on existing businesses.

Joyce Crump, 5030 Golden Arrow, addressed traffic on Beechgate Drive. She noted her concern with cars coming down that street and then having to deal with ingress and egress from the former Arco site as it could pose a problem. She suggested a no parking requirement be imposed on Beechgate.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE THE CONCEPT OF A PROGRAM EIR INCORPORATING REMOVAL OF THE MIXED-USE OVERLAY FROM THE PENINSULA CENTER AND THE AVENUE SHOPPING CENTERS AND BUSINESSES NORTH OF HAWTHORNE BOULEVARD.

AYES: Mitchell, Seamans

NOES: Addleman, Zerunyan, Zuckerman

MAYOR PRO TEM ZUCKERMAN moved, seconded by COUNCILMAN ZERUNYAN

TO RESTATE THE PREVIOUS MOTION WITH THE ADDITIONAL REMOVAL OF DISTRICTS 1 AND 2 FROM THE MIXED-USE OVERLAY.

COUNCILWOMAN SEAMANS noted her concern with removing District 1.

MAYOR PRO TEM ZUCKERMAN noted that he was not convinced everyone agrees with the subcommittee's vision as there may be unintended consequences.

MAYOR ADDLEMAN noted that District 1 is doing very well.

COUNCILWOMAN MITCHELL noted that once these districts are removed, they will not be evaluated in the EIR. She suggested leaving them in for that purpose and once the results are in, the COUNCIL can remove them at that time. She suggested that District 2 be included and designated as retail only, but would prefer it be evaluated along with the other districts as part of the vision.

MAYOR PRO TEM ZUCKERMAN noted his concurrence if at least two buildings were designated as single tenant use for the approximate size of those existing buildings.

MAYOR PRO TEM ZUCKERMAN noted his preference to have District 1 designated as mixed use and District 2 as retail only.

After extensive discussion, the it was the consensus of the COUNCIL to withdraw the previous motions and direct staff to: 1) Amend code language to require some level of commercial uses on the ground floor of District 1; 2) Consider setbacks in District 1 and bring back a recommendation to COUNCIL for review; 3) Remove the mixed-use overlay from District 2 and require at a minimum two medium box retail spaces in that district; and 3) Negotiate a scope of service with LSA and bring back a contract for Council approval.

COUNCILWOMAN SEAMANS expressed her concern for those thriving businesses that may be fearful of losing their location as this is not the intent of the COUNCIL, but rather encouraged prospective developers to assist existing businesses to relocate.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:47 p.m. to Saturday, March 5, 2005 at 8:00 a.m. for the purpose of conducting the Policy Development Session at the Norris Pavilion located at 501 Indian Peak Road.

Respectfully submitted, Approved,

Hope J. Nolan Douglas R. Prichard
Deputy City Clerk City Clerk



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