

**MINUTES**  
**PENINSULA VILLAGE MASTER PLAN**  
**SPECIAL CITY COUNCIL WORKSHOP**  
**DECEMBER 12, 2005**

A special meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:10 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR ADDLEMAN.

**ROLL CALL**

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

City Staff Present: City Manager Doug Prichard  
City Attorney Stephen Pfahler  
City Traffic Engineer Erik Zandvliet  
Deborah Pracilio, LSA Associates, Inc.  
Brian Hannegan, RRM Design Group  
Diane Bathgate, RRM Design Group  
Planning Director David Wahba  
Senior Planner Niki Cutler

**ITEMS FOR DISCUSSION**

**PENINSULA VILLAGE MASTER PLAN**

Senior Planner Cutler provided a brief report noting that the staff is looking for direction from COUNCIL regarding the streetscape master plan, the type and location of a park and the finance mechanisms for streetscape and park improvements.

MAYOR ADDLEMAN asked for a discussion on financing for streetscape and park improvements, and each COUNCIL member expressed their position. MAYOR ADDLEMAN then asked for staff input, and Planning Director Wahba and City Manager Prichard discussed their thoughts. MAYOR ADDLEMAN then asked for public input from the developers in the audience, and each came forward and expressed their thoughts. The COUNCIL members then discussed the matter further with input from City Attorney Pfahler. More input was then received from the developers.

There was a general agreement that engineering and fiscal analysis reports should be obtained, and the City Improvement District should first be defined, and then there could be discussion on how to finance the improvements. Quimby fees were discussed at length, and there was also discussion about querying owners.

COUNCILMAN ZUCKERMAN moved, seconded by COUNCILWOMAN MITCHELL,

TO KEEP THE PRESENT QUIMBY FORMULA AND EXTEND PAYMENT OF QUIMBY FEES FOR THE PROJECT AT 901 DEEP VALLEY DRIVE UNTIL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

NOES: None

COUNCILWOMAN SEAMANS moved, seconded by COUNCILWOMAN MITCHELL,

TO CONCLUDE THE DISCUSSION REGARDING QUIMBY FEES AND DISCUSS THE MATTER OF URGENCY BROUGHT BEFORE THE COUNCIL.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

NOES: None

#### WYNNE DEVELOPMENT COMPANY

All Council Members remained present, and only the following City Staff remained: City Manager Doug Prichard, City Attorney Stephen Pfahler, Planning Director David Wahba, and Senior Planner Cutler.

There was much discussion amongst the COUNCIL, staff and Mr. Wynne regarding below-market housing for Mr. Wynne's project, possible revisions to his CC&Rs and what the definition of low to moderate income is or should be.

The COUNCIL agreed to hold a special meeting on December 27 at 8:00 a.m., allowing Mr. Wynne to prepare necessary materials.

#### **ADJOURNMENT**

At 9:35 p.m., MAYOR ADDLEMAN formally adjourned the City Council meeting.

Submitted by,

Approved by,

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Manager