

## **MINUTES**

### **CITY COUNCIL MEETING**

**JULY 22, 2008**

A regular meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:33 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR ZERUNYAN.

#### **PLEDGE OF ALLEGIANCE**

The PV Football and Cheer led the assembly in the Pledge of Allegiance to the Flag.

#### **ROLL CALL**

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

City Staff Present: City Manager Doug Prichard  
City Attorney Kristin Pelletier  
Assistant City Manager Sam Wise  
Community Services Director Andy Clark  
Administrative Services Director Mike Whitehead  
Assistant to the City Manager Greg Grammer  
Senior Planner Niki Cutler

Others Present: David Pierson, Park and Activities Commission

#### **4. CEREMONIAL ITEMS**

##### **A. PRESENTATION TO FORMER PARK AND ACTIVITIES COMMISSIONER STEVE PEKICH FOR HIS DEDICATED SERVICE TO THE CITY**

In Mr. Pekich's absence, MAYOR ZERUNYAN noted his accomplishments and dedication to the City in serving on the Park and Activities Commission.

#### **5. ROUTINE MATTERS**

##### **A. ADJOURNED JOINT CITY COUNCIL AND PLANNING COMMISSION MINUTES OF JUNE 24, 2008**

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE THE ADJOURNED JOINT CITY COUNCIL AND PLANNING COMMISSION MINUTES OF JUNE 24, 2008 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

B. CITY COUNCIL MINUTES OF JUNE 24, 2008

COUNCILWOMAN SEAMANS moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE THE CITY COUNCIL MINUTES OF JUNE 24, 2008 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

C. DEMANDS AND WARRANTS – JUNE AND JULY

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO APPROVE WARRANTS 44215 THROUGH 44252 IN THE AMOUNT OF \$264,459.09; WARRANTS 44253 THROUGH 44291 IN THE AMOUNT OF \$72,644.32; WARRANTS 44130 THROUGH 44182 IN THE AMOUNT OF \$123,313.30; WARRANTS 44183 THROUGH 44201 IN THE AMOUNT OF \$300,776.58; WARRANTS 43977 THROUGH 44027 IN THE AMOUNT OF \$106,656.20; SUPPLEMENTAL WARRANTS 060108 THROUGH 0602080 IN THE AMOUNT OF \$151,129.43; 43968 THROUGH 43976 IN THE AMOUNT OF \$29,284.43; 44028 THROUGH 44047 IN THE AMOUNT OF \$37,743.41; 44095 THROUGH 44125 IN THE AMOUNT OF \$37,298.50 FOR A GRAND TOTAL AMOUNT OF \$1,123,305.26 WITH PROPER AUDIT.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

**6. CONSENT CALENDAR**

COUNCILWOMAN SEAMANS moved, seconded by MAYOR PRO TEM MITCHELL

TO APPROVE ITEMS A AND B.

A. READING OF ORDINANCES AND RESOLUTIONS

Reading in full of all ordinances and resolutions presented for consideration to the City Council will be waived and all such ordinances and resolutions will be read by title only.

APPROVED.

B. JUNE 2008 SCHEDULE OF INVESTMENTS

RECEIVED AND FILED.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

**7. AUDIENCE ITEMS NOT ON THE AGENDA/WRITTEN AND ORAL COMMUNICATIONS**

A. Leneé Bilski, L.A. Maritime Institute, invited residents to volunteer at the Festival of Sails on August 15-17 and to contact them at (888) LAMI808 or their website at [www.lafestivalofsail.info](http://www.lafestivalofsail.info) for further information. She encouraged everyone to attend this event at Ports O' Call Village.

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**8. PUBLIC HEARINGS/MEETINGS**

**8:00 P.M.**

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NONE

**9. NEW BUSINESS**

A. PLANNING COMMISSION MINUTES OF JUNE 30, 2008

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILWOMAN SEAMANS

TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF JUNE 30, 2008.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

1. PLANNING COMMISSION MINUTES OF JULY 14, 2008

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF JULY 14, 2008.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

B. PARK AND ACTIVITIES COMMISSION MINUTES OF JULY 1, 2008

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO RECEIVE AND FILE THE PARK AND ACTIVITIES COMMISSION MINUTES OF JULY 1, 2008.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

1. PARK AND ACTIVITIES COMMISSION ACTION ITEM FROM MEETING OF JULY 1, 2008 – DEEP VALLEY STREETScape PLAN

Recommendation: That the City Council adopt the conceptual plan as a template for applicants to use in preparing landscape plans for submittal for improvements to the public right-of-way adjacent their projects; and request a proposal from RRM Design Group for preparing final plans and bid specifications for the portion of the project to be constructed by the City.

City Manager Prichard provided a brief review of the draft Deep Valley Drive Streetscape Master Plan.

Community Services Director Clark then provided a staff report (as per agenda material).

Brian Hannegan, RRM Design Group presented a slideshow of the proposed Deep Valley Drive Streetscape Plan. He responded to various questions by the COUNCIL.

Mr. Hannegan noted his intent to incorporate more curbs, planters, and seating.

In response to MAYOR ZERUNYAN, Mr. Hannegan noted that, if larger trees were utilized, a pruning program would need to be established, and therefore, was not considered for that reason.

City Manager Prichard noted that perhaps the larger trees could be placed at accent points and not necessarily adjacent to the buildings themselves.

Mr. Hannegan noted that mid-block crossings would be provided for pedestrians along Deep Valley Drive.

City Manager Prichard noted that the mid-block crossing between the Post Office could provide an opportunity to create a more pedestrian friendly feature, such as bulb-outs, since the public continues to cross the street at that location.

COUNCILMAN ZUCKERMAN noted his concern with people continuously crossing at the aforementioned site and to be cautious about how to resolve this problem.

COUNCILWOMAN SEAMANS noted that traffic calming should be the main focus of this project.

Mr. Hannegan noted that, while the corridor is very narrow, ledger stone could be utilized much like a rumble strip that follows drivers down the road.

COUNCILWOMAN SEAMANS noted that a prior plan had a median going down Roxcove and inquired if that was included in the present plan. Mr. Hannegan responded that it was not, but even though he could take another look at it, there still may be a problem. In regards to traffic calming, Mr. Hannegan recommended bulb-outs and various street furnishings, including bollards.

Brief discussion ensued regarding the following issues with pole lighting: 1) Whether or not to replace the cobra heads; 2) Install lower level pedestrian lighting; 3) Cost differential; and 4) Pedestrian accent lighting at intersections and bulb-outs.

City Manager Prichard noted that the commercial district is a lighting district and that the City needs work with SCE.

MAYOR PRO TEM MITCHELL noted that she discussed LED lighting with SCE, and was told that technology is not quite there yet.

COUNCILMAN ZUCKERMAN inquired about taking a photometric look at Deep Valley Drive. Mr. Hannegan noted that they are attempting to create an overall plan at this time and will consider that in the future.

City Manager Prichard suggested looking at some type of pedestrian level lighting and asked for COUNCIL direction on this issue.

City Manager Prichard questioned if the City wants the property owners to maintain lighting and landscaping facilities or whether the City should bear the maintenance cost.

COUNCILMAN ADDLEMAN suggested installing solar lighting and porous concrete material where possible.

Mr. Hannegan noted that he will meet with staff in an effort to fine-tune the various elements with the developers to make sure the same products will be used in the streetscape.

MAYOR PRO TEM MITCHELL noted that she would like to see sycamore trees used in key places as pointed out in the plan. She also noted her preference to have three-rail fences incorporated into the design throughout the corridor, and that she was in favor of bulb-outs for street furniture, traffic calming and pedestrian safety. She wanted to see the design incorporate a seamless transition between the right of way and private property to provide more walking space. She was also in favor of pervious pavement, solar lighting, maintaining a country look, and public art.

It was the consensus of the COUNCIL to move forward with MAYOR PRO TEM MITCHELL'S recommendations.

COUNCILMAN ZUCKERMAN suggested having a preliminary site utility plan.

COUNCILWOMAN SEAMANS moved, seconded by MAYOR PRO TEM MITCHELL

TO ADOPT THE CONCEPTUAL PLAN AS A TEMPLATE FOR APPLICANTS TO USE IN PREPARING LANDSCAPE PLANS FOR SUBMITTAL FOR IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY ADJACENT THEIR PROJECTS; AND REQUEST A PROPOSAL FROM RRM DESIGN GROUP FOR PREPARING FINAL PLANS AND BID SPECIFICATIONS FOR THE PORTION OF THE PROJECT TO BE CONSTRUCTED BY THE CITY ON THE NORTH SIDE OF DEEP VALLEY DRIVE.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

2. PARK AND ACTIVITIES COMMISSION ACTION ITEM FROM MEETING OF JULY 1, 2008 – MIG PROPOSAL FOR PETER WEBER EQUESTRIAN CENTER PHASE I PROJECT SERVICES

Recommendation: That the City Council accept the Park and Activities Commission's recommendations to duplicate the previously located Peninsula Center sign on the southeast corner of Crenshaw Boulevard and Silver Spur Road on the intersection's northeast corner (Levitt Park) where the sign silhouette is currently located.

Community Services Directory Clark provided a staff report (as per agenda material).

COUNCILMAN ZUCKERMAN recommended that the sign be located at the nose of the Crenshaw Boulevard and Silver Spur Road median that would parallel Silver Spur, creating a blade sign effect.

MAYOR ZERUNYAN noted his opinion that the words "Peninsula Center" is not appropriate anymore and suggested that "Rolling Hills Estates – The Heart of the Hill" remain.

COUNCILWOMAN SEAMANS stated that this discussion took place several years ago and the COUNCIL decided then that the "Peninsula Center" sign was the appropriate description.

After brief discussion, the COUNCIL concluded that the present Peninsula Center language on the sign was satisfactory.

COUNCILWOMAN SEAMANS moved, seconded by MAYOR PRO TEM MITCHELL

TO DIRECT STAFF TO REQUIRE THE DEVELOPER TO INSTALL A DOUBLE-SIDED "PENINSULA CENTER" MONUMENT SIGN ON THE MEDIAN AT SILVER SPUR ROAD AND CRENSHAW BOULEVARD, WITH FINAL DESIGN TO BE BROUGHT BACK TO COUNCIL FOR APPROVAL.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

Brief discussion then ensued regarding a new sign for Levitt Park such as the one for Highridge Park.

It was the consensus to refer this item to the Park and Activities Commission.

3. PARK AND ACTIVITIES COMMISSION MINUTES OF JULY 15, 2008

COUNCILMAN ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO RECEIVE AND FILE THE PARK AND ACTIVITIES COMMISSION MINUTES OF JULY 15, 2008.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

Brief discussion ensued with COUNCILWOMAN SEAMANS inquiring into what is happening with the Hawthorne Boulevard median. Community Services Director Clark noted that Blue Door Gardens will make these medians the top priority for redesign. COUNCILMAN ZUCKERMAN noted that some mulch may be needed at that site, but Community Services Director Clark stated that the Los Angeles County Fire Department discourages its use due to a possible fire danger. It was noted that staff will investigate this further.

C. MIG PROPOSAL FOR PETER WEBER EQUESTRIAN CENTER PHASE 1 PROJECT SERVICES

Recommendation: That the City Council direct the Ad Hoc Peter Weber Equestrian Subcommittee to meet with MIG to revise the scope of this project not to exceed the allocated \$1,080,000 in Los Angeles County Proposition "A" Grant funding.

Community Services Director Clark providing a staff report (as per agenda material).

Steve Lang, Landscape Architect, MIG, in response to COUNCILMAN ZUCKERMAN, noted that the trail course is outside of the current boundary and that there may be a possibility to extend it.

COUNCILMAN ZUCKERMAN inquired if a memorandum of understanding should be obtained from the County. Community Services Director Clark noted that Deputy Supervisor Mike Gin is working on an agreement and that staff will continue to pursue this further.

The COUNCIL suggested that City Attorney Pelletier contact Deputy Supervisor Mike Gin and generate an interim memorandum of understanding to give the City some assurances before too much money is expended.

COUNCILWOMAN SEAMANS inquired as to the timeline of the documents. Mr. Lang indicated that it would be at least three to four months for the construction documents and four to six months for the construction period on Phase I.

COUNCILWOMAN SEAMANS moved, seconded by COUNCILMAN ZUCKERMAN

TO DIRECT THE AD HOC PETER WEBER EQUESTRIAN SUBCOMMITTEE TO MEET WITH MIG TO REDUCE THE SCOPE OF THIS PROJECT TO NOT EXCEED THE ALLOCATED \$1,080,000 IN LOS ANGELES COUNTY PROPOSITION "A" GRANT FUNDING AND BRING BACK AN AGREEMENT FOR COUNCIL REVIEW.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

D. BUDGET AMENDMENTS

Recommendation: That the City Council approve the Year-End Expenditure Budget Amendments for Fiscal Year 2007-2008 and the one carryover expenditure to Fiscal Year 2008-2009.

Administrative Services Director Whitehead provided a staff report (as per agenda material).

COUNCILMAN ZUCKERMAN moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE THE YEAR-END EXPENDITURE BUDGET AMENDMENTS FOR FISCAL YEAR 2007-2008 AND THE ONE CARRY-OVER EXPENDITURE TO FISCAL YEAR 2008-2009.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

E. ANNUAL AUDIT SERVICES RATE INCREASE

Recommendation: That the City Council approve the agreement and rate adjustments for the CPA firm of Macias Gini & O'Connell LLP to perform audit services for the Fiscal Year 2007-08, prepare annually the State Controller's Street Report, and the Pepper Tree Foundation's tax returns.

Administrative Services Director Whitehead provide a staff report (as per agenda material).

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO APPROVE THE AGREEMENT AND RATE ADJUSTMENTS FOR THE CPA FIRM OF MACIAS GINI & O'CONNELL LLP TO PERFORM AUDIT SERVICES FOR THE FISCAL YEAR 2007-08, PREPARE ANNUALLY THE STATE CONTROLLER'S STREET REPORT, AND THE PEPPER TREE FOUNDATION'S TAX RETURNS.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

**10. OLD BUSINESS**

A. ORDINANCE NO. 645 FOR SECOND READING AND ADOPTION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF ROLLING HILLS ESTATES AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO ADOPT ORDINANCE NO. 645.

*City Manager Prichard read Ordinance No. 645 by title only.*

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

B. PLANNING APPLICATION NO. PA-16-07; APPLICANT: MR. TED WYNNE; LOCATION: 927 DEEP VALLEY DRIVE

Recommendation: That the City Council determine the appropriate number of affordable housing units that should be provided for the project and adopt Resolution No. 2167 approving Planning Application No. 16-07 and adopting the associated Mitigated Negative Declaration.

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

Following discussion initiated by COUNCILMAN ZUCKERMAN regarding the objective criteria of AQMD Rules 403 and 403, Condition No. 99 was amended to read for review and comment rather than for COUNCIL approval.

COUNCILMAN ZUCKERMAN noted his main concern is construction noise because more technology can be utilized such as acoustic sound walls, noise arrestors, etc., to protect residents who live in adjacent areas.

City Manager Prichard suggested that COUNCIL consider one of the following approaches: 1) Condition all noise mitigations as part of the public meeting process; or 2) Let staff review noise mitigation plans as part of the normal process of reviewing a construction plan and bring it to COUNCIL for review and comment.

Discussion ensued regarding affordable housing and how many units the Applicant might be willing to provide.

After some discussion between MAYOR ZERUNYAN, MAYOR PRO TEM MITCHELL and COUNCILWOMAN SEAMANS concurred that three moderately affordable housing units would be appropriate.

1. RESOLUTION NO. 2167 FOR ADOPTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES APPROVING A CONDITIONAL USE PERMIT, PRECISE PLAN OF DESIGN, VESTING TENTATIVE TRACT MAP, AND GRADING PLAN, AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A MIXED-USE PROJECT CONSISTING OF SEVENTY-FIVE (75) CONDOMINIUM UNITS AND TWO THOUSAND (2,000) SQUARE FEET OF FLEX SPACE ON A 3.413-ACRE PARCEL; APPLICANT: MR. TED WYNNE, WYNNE DEVELOPMENT; LOCATION: 927 DEEP VALLEY DRIVE.

COUNCILWOMAN SEAMANS moved, seconded by MAYOR PRO TEM MITCHELL

TO AMEND CONDITION NO. 18: *“Prior to issuance of a building permit, the project applicant shall submit a noise analysis to the City Council for review and ~~approval~~ **comment.**”* and

TO REMOVE CONDITION NO. 97; and

TO AMEND CONDITION NO. 99: *“.....the applicant shall prepare a plan demonstrating compliance with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403 for review and ~~approval~~ **comment.**...”* and

TO ADOPT RESOLUTION NO. 2167 AS AMENDED.

*City Manager Prichard read Resolution No. 2167 by title only.*

AYES: Mitchell, Seamans, Zerunyan  
NOES: Addleman, Zuckerman

11. CITY ATTORNEY ITEMS

NONE

12. CITY COUNCIL/REGIONAL COMMITTEE REPORTS: This item provides the opportunity for Members of the City Council to provide information and reports to other Members of the City Council and/or the public on any issues or activities of currently active Council Committees, ad hoc committees, regional or state-wide governmental associations, special districts and/or joint powers authorities and their various committees on which Members of the City Council might serve or have an interest, which are not otherwise agendized.

A. COUNCILMAN ADDLEMAN was pleased to report that he was elected for additional two year terms on the Joint Powers Insurance Authority Board and as Treasurer on the Work Force Investment Board.

B. COUNCILMAN ZUCKERMAN reported on his attendance at the Vector Control meeting. He noted that the West Nile Virus is beginning to make a comeback, but was pleased to say that these

cases are benign. He then recommended that individuals stay indoors at dusk, spray clothing with DEET, and drain any standing water.

- C. MAYOR ZERUNYAN reported that the Independent Cities Association (ICA), the California Contract Cities Association (CCCA) and the Los Angeles County Division of the League of California Cities, are all joining together in asking legislators to protect local funding from potential adverse State actions as it attempts to balance its budget. He noted that a press conference is scheduled for July 24.

**13. MAYOR AND COUNCIL ITEMS:** This item provides the opportunity for Members of the City Council to request information on currently pending projects and/or issues of public concern, direct that an item be agendaized for future consideration and/or make announcements of interest to the public.

A. MAYOR ZERUNYAN

- 1. MAYOR ZERUNYAN was pleased to report that the Tracy Austin Tennis Tournament was an overwhelming success and was very appreciative of the record breaking sponsorships.
- 2. DESIGNATION OF VOTING DELEGATES AND ALTERNATES FOR LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

After brief discussion, it was the consensus of the COUNCIL

TO APPOINT MAYOR PRO TEM MITCHELL AS DELEGATE AND COUNCILMAN ADDLEMAN AS ALTERNATE.

- 3. FIRST LOOK – SILVER CENTER (FORMER UNOCAL SITE)

After brief discussion, it was the consensus of the COUNCIL

TO DIRECT STAFF TO SCHEDULE A JOINT “FIRST LOOK” MEETING WITH THE PLANNING COMMISSION AND COUNCIL.

- 4. PREPARATION OF AN ENVIRONMENTAL HANDBOOK

Following presentation of this item by MAYOR ZERUNYAN, MAYOR PRO TEM MITCHELL noted that this topic will be included in the Environmental Advisory Committee’s Work Program.

**14. CLOSED SESSION**

NONE

**15. ADJOURNMENT**

At 10:39 p.m., MAYOR ZERUNYAN formally adjourned the City Council meeting to Tuesday, August 12, 2008 at 7:30 p.m.

Submitted by,

Approved by,

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Hope J. Nolan  
Deputy City Clerk

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Douglas R. Prichard  
City Clerk