

**MINUTES**  
**ADJOURNED**  
**JOINT**  
**CITY COUNCIL**  
**AND**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 9, 2008**

A joint adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:15 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR ZERUNYAN

**ROLL CALL**

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

\*Councilman Zuckerman arrived at 6:17 p.m.

Planning Commission Members Present: Bayer, O'Day, Southwell, Scott

Planning Commission Members Absent: Conway, Goida, Rein

City Staff Present: City Manager Doug Prichard  
Planning Director David Wahba  
Associate Planner Kelley Thom

**AUDIENCE ITEMS**

NONE

**ITEM FOR DISCUSSION**

- A. JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP REGARDING PA-18-08; PROPOSED COMMERCIAL RETAIL/MEDICAL USE DEVELOPMENT AT 449 SILVER SPUR ROAD (SILVER CENTER)

Recommendation: That the City Council/Planning Commission provide comment and direction on the proposed commercial retail medical use building.

Associate Planner Thom provided a staff report (as per agenda material).

Hamid Gabbay, Architect, provided an extensive overview of the project. Although he stated that this was a difficult site to work with, he believed he has designed an outstanding project, with energy efficient buildings that will be LEED certified. He went on to describe many details that included three-level subterranean parking, courtyard, tower, etc.

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MAYOR PRO TEM MITCHELL noted that one of the guidelines was to encourage the developer to set the buildings further back than the five foot standard so as to use that area as public space in order to make it pedestrian friendly. She inquired as to what type of tenants the Applicant wishes to attract.

Amir Ohebsion, Developer, noted that he does not think they will have any problem in obtaining good tenants. He noted that once the entitlements are in place, he will begin to seek tenants more aggressively.

MAYOR PRO TEM MITCHELL inquired as to the make-up of the courtyard. Mr. Gabbay indicated that this would be accessible to the second story and surrounded by landscaping.

MAYOR PRO TEM MITCHELL inquired if the tower could be made the same height as the roof.

Planning Commissioner Scott referred to the fire exit as shown in the rendering and inquired why this could not be opened or rotated. Mr. Gabbay responded that it must be enclosed according to code. Planning Commissioner Scott then asked if the tower element could be pushed further toward the interior of the building. Mr. Gabbay noted that this could be done, but some space would be lost. Planning Director Wahba noted that a front door might be more desirable than the side entrances currently envisioned. Mr. Gabbay noted that the design is flexible and would depend on the tenant's preference.

COUNCILWOMAN SEAMANS referred to the parking issue and stated that she was doubtful the public would park on the lowest subterranean level. She believed this project to be overbuilt for the site. In regards to future tenants, she noted her preference not to bring in another bank as there were already enough on the hill.

Mr. Gabbay noted that he would like to see smaller tenants come into that site. He stated that the building has been designed in such a way to make it appear "soft and homey" and not so imposing.

Planning Commissioner Bayer noted that the third level parking was her concern as well. She noted that the tower looks very stark in the rendering. Mr. Gabbay reiterated that landscaping will be all around the building to soften it. Additionally, he noted that he will provide a more accurate rendering for COUNCIL consideration.

COUNCILMAN ZUCKERMAN commended the Applicant for providing more parking than what is required. He concurred with COUNCILWOMAN SEAMANS on the parking issue in that the City is not a metropolitan area. He noted that not many people will "dash" in and out if there is a subterranean parking structure unless they have an appointment. He then inquired what basis was used in providing the amount of restrooms for the employees and patients.

In response to COUNCILMAN ZUCKERMAN, Mr. Gabbay noted that employees would be parking on the third level and everyone else would park on the upper levels.

Mr. Ohebsion noted that there will be a parking attendant available.

Planning Commissioner Scott inquired if the Applicant contacted the Peninsula Center regarding a reciprocal parking agreement. Mr. Gabbay indicated that they did contact them, but they were uninterested in pursuing this idea.

Planning Commissioner Scott inquired as to the trees in the rendering as they appear to be on top of concrete. Mr. Gabbay noted that they will work with a landscape architect with the intent of placing them in planters and that they will provide a list to the COUNCIL of the types of trees being considered.

MAYOR ZERUNYAN commented that he would like to see this project become a success, but advised the Applicant to take notice of what comments were being made and to study the City. He strongly encouraged the Applicant to look at surface parking as well as the building articulation by possibly providing more terraces and open views so as not to have the buildings look so imposing.

COUNCILMAN ZUCKERMAN noted that this site is on a scenic corridor and that the cost of parking is extremely high. He suggested that the removal of the third level of one building would provide a view of the hillside and solve several problems already mentioned, including the need for the third lower level of parking.

**ADJOURNMENT**

At 7:16 p.m., MAYOR ZERUNYAN formally adjourned the City Council meeting to the regular meeting of September 9, 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