

MINUTES
ADJOURNED
JOINT
CITY COUNCIL
AND
PLANNING COMMISSION
MEETING
MAY 8, 2007

A joint adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:16 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, Golida, O'Day, Rein, Southwell,
Vanden Bos

Planning Commission Member Absent: Conway, Golida

City Staff Present: City Manager Doug Prichard
City Attorney Kristin Pelletier
Assistant City Manger Sam Wise
Planning Director David Wahba
Senior Planner Niki Cutler
Assistant to the City Greg Grammer
Kelley Thom, Associate Planner

Others Present: Erik Zandvliet, Traffic Engineer

AUDIENCE ITEMS

NONE

ITEMS FOR DISCUSSION

- A. JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP REGARDING THE PROPOSED 169-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT AT 655-683 DEEP VALLEY DRIVE AND 924-950 INDIAN PEAK ROAD

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

Adam Lentz, Laing Urban, thanked the COUNCIL for the opportunity to provide a first look presentation. He commended the staff on their

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assistance. He noted their intention is to seek confirmation of their project and provided a brief history of the site. He conceded that, even though the landslide poses severe challenges, they are confident this 169 unit development will move forward.

Manny Gonzales, Principal, noted that there are very few parcels of land that offer this kind of opportunity for mixed-use. He then stated that they seek to create an individual look of a home rather than the typical townhouse appearance.

Mr. Lentz noted that the proposed development is consistent with the existing commercial overlay zone in that it meets the density, open space, landscaping and parking codes. He stated that they are requesting a height variance, setback variance, a conditional use permit and precise plan of design and are committed to stabilizing the landslide as well as restoring the hillside. He then stated that the draft EIR should be completed by the summer and hoped to be in the public hearing process in late fall of 2007. Additionally, he noted that they will continue working with the City and LSA in an effort to have the EIR finalized and will meet with community groups, PVP Chamber of Commerce, and the public on this project.

COUNCILWOMAN MITCHELL inquired as to the main entry off of Deep Valley Drive. Mr. Lentz indicated that they are still working on the site plan.

COUNCILMAN ZUCKERMAN inquired as to storm water run-off and if the existing pipes will suffice.

Dan Boulton, Boulton Engineering, noted that the water run-off currently goes from the site into the underground system and through the culverts into Deep Valley Drive and the proposed run-off will be less than what is presently existing.

Commissioner O'Day inquired if the safety factor has taken into account these calculations.

Ted Wolf, Pacific Soils, noted that the code value for safety and seismic requirements meets the City and County of Los Angeles' standards for safety.

MAYOR PRO TEM ZERUNYAN noted that safety of the hill is the City's first priority. He asked how Mr. Wolf can assure the City as to what will be done to the hillside to enhance public health and safety.

Mr. Wolf noted that they are first required to meet the code and then have the report reviewed by the City's consultant. Based on that review, the design must be consistent with code values including remediation techniques.

COUNCILMAN ADDLEMAN inquired as to how much material will be excavated.

In response to COUNCILMAN ADDLEMAN, Mr. Boulton indicated that their numbers may vary, but stated an approximate number of 115,000 cubic yards.

MAYOR PRO TEM ZERUNYAN inquired as to the cost of remediation. Mr. Lentz noted that it may take upwards of \$20-25 million dollars.

COUNCILWOMAN MITCHELL then inquired if there are elevators included in this project. Mr. Gonzales stated that they can accommodate a buyer who may wish to have one.

COUNCILMAN ZUCKERMAN inquired if a parking variance would be required. Mr. Lentz noted that, according to the title report, there was a reciprocal parking agreement with the 655 Deep Valley Drive building for parking with the Brickwalk property, but they plan to look into eliminating the need for this agreement.

MAYOR SEAMANS inquired as to the commercial retail space and how those existing businesses will be handled. Mr. Lentz noted that the property owner will take care of relocating all tenants, many of which have already moved.

City Manager Prichard inquired as to what is being proposed in regards to upgrading the Brickwalk. Mr. Lentz noted that ownership of the Brickwalk is separate from their parcel and could not commit on behalf of another property owner, but did state that they are aware of the City's request.

It was noted that the proposed development will have gated access with retail having its own subterranean parking.

COMMISSIONER BAYER inquired as to the condominium project itself. Mr. Lentz stated that this is being proposed as a one lot subdivided development.

MAYOR PRO TEM ZERUNYAN inquired as to the height variance. Mr. Lentz noted that there is articulation stepping up from the center of the retail plaza.

COMMISSIONER O'DAY inquired where each level stands in proportion to the slope.

COUNCILMAN ZUCKERMAN inquired regarding setbacks on Deep Valley Drive. Mr. Lentz noted that there is an average of a 15 feet setback along Deep Valley Drive.

MAYOR PRO TEM ZERUNYAN inquired as to the number of 169 units and if that number will be decreased. Mr. Lentz responded that, according to market studies, there is a market for one bedroom units that will bear on the final number of units.

MAYOR PRO TEM ZERUNYAN noted that there is sensitivity with respect to the number of units being proposed and that Laing Urban may be asked to reduce that number at a later time.

COMMISSIONER BAYER noted that there are residents in Rancho Palos Verdes overlooking this project and was concerned about their view of the development.

Mr. Lentz noted that as part of the EIR process, view simulations will be provided to address this issue.

COMMISSIONER GOLIDA inquired as to noise generating activities during construction and how that would affect the Peninsula Library nearby. Mr. Lentz noted that the noise impact will be evaluated in the EIR.

COMMISSIONER GOLIDA inquired if a separate noise and vibration analysis will be undertaken. Mr. Lentz noted that this will also be made part of the EIR.

COUNCILWOMAN MITCHELL inquired as to the height as compares with the surrounding buildings, i.e. the former Peninsula Carwash. Planning Director Wahba noted that they are comparable with those heights and will provide continuity between residential and retail.

COUNCILWOMAN MITCHELL inquired if green building elements will be incorporated into the construction. Mr. Lentz noted that he will be evaluating those measures.

COUNCILMAN ZUCKERMAN inquired as to any specific energy savings that will undertaken such as florescent bulbs, front loading washing machines, insulation, etc. Mr. Lentz noted that he is will be reviewing a list of items to incorporate into the project.

COUNCILMAN ZUCKERMAN requested that environmental attributes be considered by the COUNCIL.

Dana Salas noted that she is spearheading green building standards for this project. She stated that they do not spec washers or dryers, but will do so if the buyer wishes to purchase them through the company. Additionally, she noted that they are looking into lighting and the recycling material option program now that the entire country is fairly prepared to go "green."

Lisa Williams, LSA, noted that the EIR may be completed sometime in July or August.

MAYOR SEAMANS stated that she was pleased to have Laing Urban in the City.

COUNCILWOMAN MITCHELL concurred noting that this project was very well done and was pleased that Laing Urban is coming forward to take the responsibility of stabilizing the landslide area.

ADJOURNMENT

At 7:33 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to the regular meeting of May 8, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk

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