

MINUTES
ADJOURNED
JOINT
CITY COUNCIL
AND
PLANNING COMMISSION
MEETING
AUGUST 28, 2007

A joint adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:04 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR SEAMANS.

ROLL CALL

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

Planning Commission Members Present: Bayer*, Golida, O'Day, Rein, Southwell,
Vanden Bos

Planning Commission Member Absent: Conway

*COMMISSIONER BAYER arrived at 6:06 p.m.

City Staff Present: City Manager Doug Prichard
Planning Director David Wahba
Senior Planner Niki Cutler

Others Present: Rick Edler, Silverdes Property Owner
John Waldron, Withee Malcolm Architects

AUDIENCE ITEMS

NONE

ITEMS FOR DISCUSSION

- A. JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP
REGARDING SILVERDES PROJECT – APPLICANT: RICK EDLER;
LOCATION: 828 SILVER SPUR ROAD

Senior Planner Cutler provided an overview of the application (as per agenda material).

Rick Edler, Applicant, introduced his team and provided a brief history of this project. He noted that they have listened to the community to bring back medical services and was pleased to state that everyone involved in the project is a Peninsula resident. Additionally, he went on to report that

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through their neighborhood meetings it was the desire of the community not to have parking access from Beechgate nor residential units.

Commissioner O'Day expressed his concern regarding the proposed four variances. In response to the parking variance, Mr. Edler noted that the traffic engineer who conducted the study stated it was based on the current parking demand of four per thousand which should be sufficient.

COUNCILMAN ZUCKERMAN noted his concern with the parking situation. He stated that the City's existing standard does not account for patients in the waiting room as well as for an additional five spaces designated for the staff and one patient. He noted that once patients find out there is no parking on the third level, they may have to park across the street at Bristol Farms. He urged the COUNCIL to enforce the City's zoning standards.

Mr. Edler noted that the five per parking quotient is excessive. He noted that aesthetically it fills a need for the community, and that it is not about traffic generation, but rather parking demand. He stated that he did consult with DKS and the traffic engineer to evaluate this issue.

Commissioner Vanden Bos inquired as to the City's standard and if it is compatible with surrounding cities.

Senior Planner Cutler noted that she did check with other cities and this is in line with their standards.

Commissioner Golida commented that the EIR will take this into consideration as well as review parking designations per unit as well as for retail customers. Additionally, Mr. Edler noted that the traffic engineer did not include assigned parking.

COUNCILMAN ZUCKERMAN addressed the "edifice" appearance on the front of the building on a small lot. He noted that the variance is beyond what the zoning allows and wanted to hear a compelling reason to allow this design. He suggested extending the balcony to soften the massive appearance on Silver Spur Road as well as the backside of Beechgate. He then cautioned the COUNCIL to show some restraint as to the approval process.

COUNCILMAN ADDLEMAN noted he also had a concern with the variances and would like to review more information.

MAYOR PRO TEM ZERUNYAN concurred with COUNCILMAN ZUCKERMAN in that a change in articulation would make a big difference as it would make it more compatible with the former McDonald's site.

Commissioner Vanden Bos inquired as to the loading dock. He noted that trucks will often block the street and wanted to know if they could adjust it to make more room for loading. He inquired as to the loading of supplies for the retail section of the complex.

John Waldron, Architect, noted that there is an access corridor to the loading dock.

COUNCILMAN ZUCKERMAN inquired as to why Mr. Edler included a retail component.

Mr. Edler noted that he would like to include a small café/coffee house and that it was his desire to have the entire building designated for medical use and to possibly include a pharmacy.

MAYOR SEAMANS noted that this development is what the City should be looking for in the downtown district in order to benefit everyone in the community.

Commissioner Bayer inquired as to the backside appearance of the building.

Mr. Edler noted that the back is less massive than the front. He also stated that a sidewalk will surround the property. He then stated that they intend to introduce four water features throughout the complex to provide a tranquil atmosphere.

Mr. Waldron noted that this project is typical of other projects brought before the COUNCIL from guidelines stipulated in the defunct Peninsula Village plan. He noted that this is a small, difficult site with subterranean parking, but believed this to be a good project.

Mr. Edler inquired as to the acceptable level of parking spaces. Commissioner Vanden Bos noted that reducing the number of suites would obviously reduce the parking requirements.

COUNCILMAN ZUCKERMAN referred to the plan and believed there is a way to accomplish what is being proposed.

ADJOURNMENT

At 7:25 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to the regular meeting of August 28, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk