

MINUTES
ADJOURNED
JOINT
CITY COUNCIL
AND
PLANNING COMMISSION
MEETING
OCTOBER 23, 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, Mitchell, Seamans, Zerunyan, Zuckerman

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

Planning Commission Members Absent: Conway, Golida

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

ITEM FOR DISCUSSION

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

Recommendation: That the City Council/Planning Commission provide comment and answer questions.

Senior Planner Cutler provided an overview of the revised project noting that it was significantly reduced from 38,596 square feet to 26,422 square feet with primary access from Silver Spur Road. Additionally, she stated that out of the proposed four variances, only one remaining variance is being requested for the tower feature.

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Rick Edler, Applicant, noted that a prior workshop took place where the COUNCIL provided comments for his consideration. He stated that he invited concerned residents to this meeting because much of the information provided was not accurate and wished to set the record straight.

Mr. Edler then provided a presentation of the new project which was reduced from 23 suites to 16, but still keeping those elements of the medical building that some residents agreed upon. He noted that this project ties in with the Silver Spur Court development down the street.

John Waldron noted that they now meet the current zoning code as the bulk of the parking is now located below the building and off of Silver Spur Road.

COUNCILMAN ZUCKERMAN encouraged the Applicant to screen the SCE transformers. Mr. Waldron noted their plan to eliminate a pole and overhead lights.

COUNCILMAN ZUCKERMAN suggested imposing a condition to have employees park on the lowest level so that patrons will have primary parking.

Mr. Edler noted that they will formulate CC&Rs which will include designating employee parking on the third level and that assigned parking may be considered as well.

COUNCILMAN ZUCKERMAN noted his opinion that it would be best to leave the parking as non-exclusive in an effort to optimize those spaces.

COUNCILWOMAN MITCHELL inquired if there is any equipment on the rooftop and whether or not that will be screened.

Mr. Waldron noted that there will be mechanical equipment not visible from the street. He stated that they are still working on rooftop screening.

COUNCILWOMAN MITCHELL asked the Applicant to bear in mind that residents would be looking down on the elevator. Mr. Waldron noted that it is located in the middle of the building.

COUNCILMAN ZUCKERMAN inquired into exiting traffic and if there is enough distance between the egress point and first left turn pocket to get across the traffic lanes. He suggested that the Traffic Engineer review that item as well as relocating the courtyard to the corner which would pick up the lost area on the north end.

Mr. Edler noted that this configuration would not provide adequate access.

COUNCILWOMAN MITCHELL inquired if there was any separation between the courtyard and parking area and suggested incorporating pavers. Mr. Waldron noted that there will be landscaping and concurred with utilizing pavers or stamped concrete to differentiate the parking court.

Ruth Hattersley, commented that while she is aware of the parking changes, there is not enough width between them. She noted that drivers may be inclined to park at Bristol Farms or Downey Savings as well as on the lower part of Beechgate Drive which would make it difficult for motorists to exit onto to Silver Spur Road.

Planning Director Wahba noted that the parking requirement is the norm of the industry.

Dan Constant, noted his appreciation on the response to his concerns. He stated that he would like the City to focus on parking at the rear of the building and make it more attractive with landscaping along Little Silver Spur Road.

Elise Klein, stated her major concern is parking and suggested that 10 spaces be reserved for doctors on Little Silver Spur Road.

Harpal Dhama, inquired if the traffic circulation had been reviewed. Mr. Waldron stated that the reason for the workshop is to receive everyone's input and then proceed with an environmental impact report which will address all concerns.

Steve Zurnacian, inquired if there is a view looking down onto the structure. Mr. Waldron indicated that once a study has been done, it will be made a part of the environmental impact report that will include photographs of the existing site as well as a computer-generated model of the proposed site.

Mr. Zurnacian referred to possible noise coming from the rooftop equipment. Mr. Waldron noted that the system will not pose a problem as it will be very quiet.

Mr. Zurnacian then referred to the safety and soil stability of the site. Mr. Waldron noted that the lower end of the site will be two levels below grade. He stated that soils studies were completed with no problem and will be made be part of the EIR.

Mr. Zurnacian then referred to the height variance and if it could be eliminated. Mr. Edler stated that this will be determined by the COUNCIL. He noted that he has received comments in favor of the height variance as it is an attractive addition to the project.

Meredith Bloss, thanked the COUNCIL and Planning Commission for their thoughtful comments on this issue. She noted that she would like the City to request a higher parking standard rather than the minimum.

Bernadette Hertel, also thanked the COUNCIL and questioned the land movement at this site. She noted her concern during the construction phase with noise and traffic.

Mr. Waldron indicated that they are continually testing and inspecting soils at that site as the geology is different around the Peninsula.

Robert Fong, noted his concern with construction noise. He asked the COUNCIL how the City intends to keep the traffic and noise down, particularly with ongoing school traffic.

Planning Director Wahba noted that they are looking to the EIR to provide mitigation measures for a traffic control plan which will be made a condition of the project. He then noted that the code allows for construction between the hours of 7:00 a.m.-5:00 p.m. Monday through Friday and 9:00 a.m.-5:00 p.m. on Saturday.

Barbara Chan, inquired as to the traffic as there are three ways it will be impacted.

MAYOR SEAMANS noted that Beechgate Drive could be painted red which will eliminate parking in that area.

Ms. Klein noted that she has complained about the former McDonald's site construction as it has been difficult at times to get through traffic.

Agnes Fong, inquired as to where the mail trucks will park at the corner of Beechgate Drive and Silver Spur Road.

MAYOR PRO TEM ZERUNYAN noted that the curb could also be painted red which will make drivers park in the rear lot.

COUNCILMAN ZUCKERMAN commented that it is his desire to retain medical services in the commercial district for Peninsula residents.

Tom Long, Mayor, Rancho Palos Verdes, commented that most of the audience was from Rancho Palos Verdes who are most affected by this project. He noted his confidence that the City will continue to be a good neighbor and will do what it can to keep everyone informed of this project's progress.

Planning Director Wahba noted that they have a mailing list for anyone who may be interested in signing up for further notification of this project.

MAYOR SEAMANS closed by stating they the City is doing what it can to be open and transparent and bring a project of value to the community that will benefit everyone.

ADJOURNMENT

At 7:19 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to the regular meeting of October 23, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk