

MINUTES

ADJOURNED

CITY COUNCIL MEETING

FEBRUARY 13, 2007

An adjourned meeting of the City Council of the City of Rolling Hills Estates was called to order at 5:41 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

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

NEW BUSINESS

A. CITY COUNCIL WORKSHOP TO DISCUSS PENINSULA VILLAGE DEVELOPER FEES

Planning Director welcomed the audience and explained the reason for the meeting.

Streetscape fees: COUNCILMAN ZUCKERMAN suggested discussing alternate methods for assessing streetscape fees.

Discussion ensued regarding streetscape improvements, i.e. taking a vote of the property owners and possibly phasing costs in over time.

City Manager Prichard suggested setting up a meeting with Koppel & Gruber and the COUNCIL to discuss options, details and potential phasing in order to create a better district. He noted that a public workshop has been scheduled in an attempt to solicit feedback from the public.

MAYOR PRO TEM ZERUNYAN suggested several items in regards to Quimby fees such as a reduction in fees, limiting square footage, impact fees, etc.

COUNCILMAN ZUCKERMAN also suggested several items that included Quimby fees, developer impact fees on the streetscape, library fees, business improvement fees for The Avenue, etc.

Discussion continued regarding incorporating up front fees.

City Manager Prichard noted that staff will research the mechanism by which a fair share contribution from each developer would be obtained. Additionally, he stated that these improvements would include design costs, soft and hard costs which would require the City to design the improvements in an effort to determine the amount and scope (including boundaries) of the project.

COUNCILMAN ZUCKERMAN noted that staff could assess a common fee, hold the monies, and let the development continue.

Greg Brown, former McDonald's site, questioned the cost and how that would be handled in a limited partnership once it has ended its venture.

Alex Rose, Continental Development, The Village, concurred with Mr. Brown noting his concern with payment up front.

Dana Siles, Laing Homes, noted her understanding with the fees, but stated that they try to strike a balance with future homeowners that do not want to incur any additional fees.

Mr. Brown inquired as to what would happen when a building is demolished that had a more of a traffic impact than the proposed building taking its place.

Ted Wynne, 901-927 Deep Valley, noted he concurred with the idea of having a small park and how that would be shared among the number of units and was anxious to pay their fair share of the streetscape improvements.

Kathy Gould, Palos Verdes Library Director, addressed the COUNCIL stating that their facilities are at capacity. She asked that the COUNCIL bear in mind the following concerns: 1) Impact mitigation fees; 2) Timing of collecting fees; and 3) Consider what projects may push the Peninsula Library over capacity.

Craig Knickerbocker, 827 Deep Valley Drive, noted that his medical facility will remain, but desired specific direction on his project so that he can move forward with his entry level condominium project.

MAYOR SEAMANS noted that the City is looking for direction as well, but would like to gather more information on what the surrounding cities are doing.

COUNCILMAN ZUCKERMAN referred to the staff report noting that he would be open to considering the numbers mentioned in the staff report, but also be open to looking at other alternative numbers. In reference to Quimby fees, he noted that he does not want to focus on any numbers at this time in either category, but would consider possibly utilizing credits for real amenities over and above the existing open space requirements.

Ms. Siles suggested that the COUNCIL check into other cities credit programs and make a decision early on about the aggregate amount so that any developments in progress can move forward with public improvements.

Mr. Wynne noted that residents of The Village are predominantly retired people who may be more apt to utilize the Library during the day.

COUNCILMAN ZUCKERMAN noted that there is a reason to look at smaller parks as retired people still need an opportunity to go outside and take advantage of public amenities.

City Manager Prichard noted that discussion should take place regarding the overriding policies the COUNCIL may want to establish as well as the details of implementing those policies. For example, he stated the following: 1) Should the City complete one side of Deep Valley Drive?; 2) Should the City have a central park or smaller parks throughout the City?; 3) Is the City willing to phase in improvements?; and 4) Is the City willing to obtain bonds or does the City want to explore a Community Facilities District (CFD)? He then noted that staff will generate policy development questions for the meeting on February 27, 2007 in order to make a determination on which items will be discussed.

It was the consensus of the COUNCIL to move forward with a Request for Qualifications to develop conceptual as well as engineered drawings using Deep Valley Drive as a starting point.

Senior Planner Cutler suggested including the former McDonald's site in the aforementioned drawings.

COUNCILMAN ZUCKERMAN inquired if Drybank Drive and Roxcove Drive should be included as well.

It was the consensus of the COUNCIL to follow this approach.

MAYOR PRO TEM ZERUNYAN noted his uncertainty if this approach would work.

ADJOURNMENT

At 7:28 P.M. MAYOR SEAMANS formally adjourned the City Council meeting to the regularly scheduled City Council meeting for February 13, 2007 at 7:30 p.m.

Submitted by,

Approved by,

Hope J. Nolan
Deputy City Clerk

Douglas R. Prichard
City Clerk