



# Staff Report

## City of Rolling Hills Estates

DATE: MAY 8, 2007

TO: MAYOR AND CITY COUNCIL

FROM: NIKI CUTLER, SENIOR PLANNER

SUBJECT: PENINSULA VILLAGE – TRANSMITTAL OF MIG ASSOCIATES, INC.  
PENINSULA VILLAGE COMMUNITY WORKSHOP SUMMARY REPORT AND  
STAFF RECOMMENDATIONS

---

### OVERVIEW

The purpose of this report is to transmit MIG Associates, Inc. Summary Report for the Peninsula Village community workshop and provide related recommendations.

### BACKGROUND AND DISCUSSION

On March 19, 2007, MIG Associates, Inc. (MIG) facilitated a Peninsula Village community workshop which was attended by more than 200 community members. MIG also compiled and analyzed approximately 90 comment cards received at and subsequent to the workshop. The results of their analysis and strategies for moving forward are presented in the Summary Report included as Attachment 1 herein. Daniel Iacofano of MIG will present the Summary Report at the City Council Workshop on May 8, 2007 beginning at 3:00 p.m.

Consistent with the strategies presented by MIG on page 8 of their report, staff continues to suggest that the City Council consider the following in refining the Peninsula Village project:

- Establishing the Peninsula Village boundaries as those areas on the south side of Deep Valley Drive between The Avenue of the Peninsula and Silver Spur Road, including the former McDonald's property at 981 Silver Spur Road;
- Maintaining the ability to construct residential development within the Peninsula Village boundaries at a density of 22 dwelling units per acre (du/ac);
- Removing the Mixed-Use Overlay designation and the ability to construct residential development on all commercial district areas outside of the Peninsula Village boundaries.

The proposed boundaries as indicated above encompass 20.87 acres (excluding the Post Office property). At a density of 22 du/ac, a maximum of 459 units could be built in the district as proposed. To date, 133 units have been approved.

## RECOMMENDATION

In conjunction with City Council direction with respect to traffic uses, staff recommends that the City Council receive and file the Summary Report, and direct staff to proceed with revision to the project description to be analyzed in a revised Draft PEIR for Peninsula Village according to the recommendations contained in this report.

## Attachments

1. MIG Associates – Peninsula Village Community Workshop Summary Report (April 2007)

cm.5.8.07.MIG.doc