

MINUTES

REGULAR PLANNING COMMISSION MEETING

OCTOBER 1, 2001

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by CHAIRMAN BAYER.

2. PLEDGE OF ALLEGIANCE

CHAIRMAN BAYER led the assembly in the Pledge of Allegiance to the Flag.

3. ROLL CALL

Commissioners Present: Conway, Vullo, Rein, Killen, Somers, Chairman Bayer

Commissioners Absent: Zerunyan

Staff Present: Director Orci Senior Planner Wahba Assistant Planner Wong

4. APPROVAL OF MINUTES

COMMISSIONER CONWAY moved, seconded by COMMISSIONER REIN,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2001.

There being no objection, CHAIRMAN BAYER so ordered.

5. AUDIENCE ITEMS

None.

6. CONSENT CALENDAR

A. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOMERS,

TO RECEIVE AND FILE THE QUARTERLY CODE ENFORCEMENT REPORT.

AYES: Conway, Vullo, Rein, Killen, Somers, Chairman Bayer

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

7. BUSINESS ITEMS

A. PLANNING APPLICATION NO. 24-01; APPLICANT: BRIGHT CHILD; LOCATION: 550 DEEP VALLEY DRIVE #309; A PRECISE PLAN OF DESIGN FOR A SIGN LOGO AND EXTERIOR BUILDING IMPROVEMENTS.

Senior Planner Wahba gave a staff report and reviewed the proposed signs, logo and exterior building improvements. He stated that staff is concerned that the proposed exterior improvements are somewhat of a departure from what is typically approved by the City, and no other tenant spaces in The Avenue have these type of exterior features. Staff

recommends that the Planning Commission review the proposed exterior building improvements, and approve Planning Application No. 24-01.

In response to COMMISSIONER VULLO, Senior Planner Wahba explained that the proposal to install yellow round discs on the building, would be reviewed in the same fashion if the building were just painted. Director Orci further said that the starburst pattern is not included in the sign area.

Kevin Doherty, Cousins Properties, stated they are thrilled with the proposal and believed it would be an exciting and fun architectural element associated with the use and would fit in nicely at The Avenue.

In response to COMMISSIONER SOMERS, Mr. Doherty believed that this particular application of architecture is unique to this use, and it would be difficult for this architectural style to relate to another tenant.

In response to CHAIRMAN BAYER, Mr. Doherty stated that the colors depicted on the drawings for the slide are close to an orange brown and only the upper portion of the spiral slide would be visible from the street. He also said that the use is 18,000 square feet, all located on one level only and is close to the size of Saks.

In response to COMMISSIONER REIN, Mr. Doherty believed that having textured elements rather than just a painted application to the building would be more interesting. He also said that the design is the corporate identity and speaks loudly to the customer.

In response to COMMISSIONER REIN, Jamie Riese, Bright Child, explained that a painted application may be too overwhelming. He also said that there would be an even pattern of discs and there would not be a solid field.

In response to COMMISSIONER KILLEN, Mr. Riese explained that Bright Child is a children's activity center and is not affiliated with the Department of Social Services. He also said outreach programs are available.

In response to COMMISSIONER CONWAY, Mr. Riese said that income is generated through the admission fee at \$8 for 2 hours and birthday parties.

In response to CHAIRMAN BAYER, Mr. Riese indicated that there is a food service area available along with a small retail store. He further said that the sun rays are not a component of their logo.

In response to COMMISSIONER SOMERS, Mr. Riese stated that their design is specific to their use only and is a component to their customer base.

In response to COMMISSIONER KILLEN, Mr. Thurman Grant, Michael Kovac Architects, explained that the interior of the space has play structures, and there is a retail store and playroom in the front along the walkway which both have play structures similar to McDonald's. He also said there is a slide in the back which has a larger play structure allowing the children to climb up, go through the wall and slide down the building and back into the space.

COMMISSIONER SOMERS stated he is in favor of the proposal, and believed that this proposal could be approved separate from other future tenants.

COMMISSIONER KILLEN stated that the discs are a great idea with texture which is a nicer look rather than just painting the wall. He also said he agrees with the windows on the facade and the play structures which fits the space very nicely. He would like to see the detailing articulated in such a way to look like the rest of the building.

CHAIRMAN BAYER stated that this proposal is a step out from the Peninsula and that the

concept is unique. She stated she is in favor of the project.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOMERS,

TO APPROVE PLANNING APPLICATION NO. 24-01; APPLICANT: BRIGHT CHILD;
LOCATION: 550 DEEP VALLEY DRIVE #309; A PRECISE PLAN OF DESIGN FOR A
SIGN LOGO AND EXTERIOR BUILDING IMPROVEMENTS.

AYES: Conway, Vullo, Rein, Killen, Somers, Chairman Bayer

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

Director Orci explained the 20-day appeal period.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 23-01; APPLICANT: ANN IMBERMAN; LOCATION: 3 GOLDRING PLACE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST STORY ADDITIONS TO THE FRONT AND REAR OF A SINGLE STORY HOME. A VARIANCE IS ALSO REQUIRED TO DECREASE THE FRONT YARD AREA BY MORE THAN 10%.

Assistant Planner Wong gave a staff report and reviewed the proposal. He stated that staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues; and
4. Continue PA 23-01 to a date uncertain and direct the applicant to:
 - a. Eliminate the Variance application and apply for a Minor Deviation to decrease the front yard area by less than or equal to 10%; and
 - b. Require a 35' minimum front yard setback for any proposed front yard addition.

In response to COMMISSIONER CONWAY, Senior Planner Wahba clarified that an applicant is not given credit for the future enlargement of the front yard. He also said that the porch is not reflected in the actual building square footage.

In response to COMMISSIONER CONWAY, Director Orci further explained that the 932 square feet was derived from the square footage of the garage and closets that were included into the 567 square foot first floor proposed number. He said he will provide additional information to the Commission.

In response to COMMISSIONER CONWAY, Director Orci stated that the Code is specific in terms of the preservation of the existing front yard area (the required front yard) and the area is used to determine the coverage calculations. The reduction of the front yard area is predicated upon the existing front yard at 6,306 square feet.

In response to COMMISSIONER VULLO, Senior Planner Wahba explained that the 39% existing coverage is all of the covered areas (hardscape) added together divided by the existing front yard area of 6,306 square feet. Director Orci pointed out that a large portion of the coverage is due to the circular driveway.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN to,

OPEN THE PUBLIC HEARING.

AYES: Conway, Vullo, Rein, Killen, Somers, Chairman Bayer

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

Kristi Skelton, 24 Buckskin Lane, stated she is the architect for the project and distributed a letter from the neighbors supporting the project.

She said that their situation is unique, and that they are giving back area that is considered lot coverage that will be landscaped. She reviewed the 6,306 square foot lot coverage calculation. She also said that the carport would be removed. She further said that the proposed addition will be located further away from the existing 25' setback. She said that most of the homes in the neighborhood are not 35' from the front property line, and using an average of the homes would be unfair, as there are only four homes on the street. She noted that the current design will eliminate the large circular driveway, giving back to the rural quality of the City.

In response to COMMISSIONER CONWAY, Ms. Skelton said that in order to install a garage at 35 feet, the end of the house would have to be demolished which would be a financial hardship to the owners. She also pointed out that the lot is pie shaped.

In response to COMMISSIONER VULLO, Ms. Skelton stated that the carport is proposed to be demolished.

In response to COMMISSIONER KILLEN, Director Orci explained that for undeveloped lots, the front yard setbacks of the homes in the area could be surveyed and determined as averages. However, for existing homes with existing front yards, the Code requires the preservation of the front yard area, but does allow the 10% decrease under a Minor Deviation. He said that staff can come back with information after investigating the averages in the area and studying the front yard area with the architect and applicant.

Ann Imberman, 3 Goldring Place, stated that she and her husband have lived in their home for 26 years and can now make some improvements to their home. She said that they have wanted a garage for a long time which will provide room for their cars and a workbench for her husband's hobbies. She said that they are excited about the floor plan, giving them the features they have wanted for a long time, enhancing their home and improving their street. She also said that their neighbors are in approval of the plans. She requested that the Commission consider their presentation.

In response to COMMISSIONER CONWAY, Senior Planner Wahba stated that the carport is permitted. He also said that the front yard coverage is being reduced due to the circular driveway being removed. He explained that a Variance is required due to the reduction of the front yard area being more than 10% with the proposed building addition into the front yard.

Director Orci indicated that staff will bring back exhibits regarding the area and the coverage.

COMMISSIONER CONWAY recommended that staff contemplate the unique configuration of the property as it being triangular in shape. He also would like to see the supplemental application completed by the applicant to address the Variance requirements.

COMMISSIONER SOMERS stated he would like to see more open space in a cul-de-sac area.

In response to COMMISSIONER VULLO, Senior Planner Wahba explained that the

established building line on a developed lot is used to define the front setbacks and the required front yard, whether the building is demolished or altered.

In response to COMMISSIONER KILLEN, Senior Planner Wahba said that a Variance would be required if the carport were enclosed as an alteration of a legal nonconforming structure.

COMMISSIONER REIN commented that it would be a vast improvement to remove the driveway material to the right of the proposed garage, but he sees an opportunity for some excellent landscaping in that area.

Ms. Skelton informed that a landscaping plan will be provided by a landscape architect for the property.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN to,

CONTINUE PA NO. 23-01 TO A DATE UNCERTAIN AND TO:

1. DIRECT THE APPLICANT TO PROVIDE AN OPPORTUNITY FOR BOTH STAFF AND APPLICANT TO MORE CLEARLY SET FORTH THE ISSUES;
2. STAFF AND/OR THE APPLICANT TO COME BACK WITH RECOMMENDATIONS SHOULD THE ISSUES STATED IN THE REPORT ARE FOUND TO EXIST AND METHODS TO EITHER ELIMINATE THE VARIANCE AND/OR APPLY FOR A MINOR DEVIATION; AND
3. THAT THE APPLICANT ADDRESS THE VARIANCE FINDINGS BASED UPON THE CONFIGURATION OF THE LOT.

AYES: Conway, Vullo, Rein, Killen, Somers, Chairman Bayer

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

9. COMMISSION ITEMS

CHAIRMAN BAYER stated that the RV is still in the driveway next door.

In response to COMMISSIONER CONWAY, Director Orci addressed the issue of the barn constructed across a trail easement at 7 Dobbin Lane and indicated that it may be removed or the easement may be redrawn.

10. UPCOMING PLANNING COMMISSION ITEMS (October 15, 2001)

Director Orci presented the following:

- A proposed new home which will include a Variance and Negative Declaration
- Neighborhood Compatibility and Variance for a proposed addition
- Gas to methane facility at the PV landfill requesting the ability to import gas to maintain their operations

11. DIRECTOR'S ITEMS

None.

12. MATTERS OF INFORMATION

a. Park and Activities Minutes (September 18, 2001).

b. City Council Actions (September 25, 2001).

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN,

TO RECEIVE AND FILE ITEMS 12A AND 12B.

There being no objection, CHAIRMAN BAYER so ordered.

13. ADJOURNMENT

At 8:56 p.m. CHAIRMAN BAYER adjourned the Planning Commission meeting to the regularly scheduled Planning Commission meeting of October 15, 2001.

Diane Cleary EPA
Minutes Secretary

Douglas R. Prichard
City Clerk