

MINUTES

REGULAR PLANNING COMMISSION MEETING

NOVEMBER 5, 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

4. APPROVAL OF MINUTES

COMMISSIONER VULLO moved, seconded by COMMISSIONER CONWAY,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION
MEETING OF OCTOBER 15, 2001.

There being no objection, CHAIRMAN BAYER so ordered.

5. AUDIENCE ITEMS

Don Nellor, Los Angeles County Sanitation District, requested that the sunset clause for PA-27-01 coincide with the Edison contract, with the expiration running through until December 2008.

CHAIRMAN BAYER and COMMISSIONER KILLEN pointed out that the sunset clause for PA-27-01 in which the CUP would expire in four years, on December 31, 2005, would allow further review at that time and the City could then renew, extend, modify or revoke the CUP.

Director Orci informed the options available to the Commission as follows:

1. Approve the Resolution as submitted;
2. Approve the Resolution with modifications;
3. Defer to another Public Hearing for further discussion; or
4. The applicant could appeal the Planning Commission's decision to the City Council.

COMMISSIONER SOMERS would like to see the applicant appeal before the City Council, allowing for more public input.

COMMISSIONER CONWAY believed that this issue should be discussed further by the

Planning Commission.

CHAIRMAN BAYER and COMMISSIONER VULLO agreed that there was no misunderstanding of the Commission's original intent when voted originally for the December 31, 2005 expiration date.

6. CONSENT CALENDAR

- A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION ON TONIGHT'S AGENDA AND ALL SUCH RESOLUTIONS SHALL BE READ BY TITLE ONLY.

- C. A RESOLUTION (PA-3-01) OF THE PLANNING COMMISSION FOR A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS; A MINOR DEVIATION IS REQUIRED TO CONTINUE A LEGAL NON-CONFORMING SIDE YARD SETBACK INTO THE REAR YARD; AND A VARIANCE IS REQUIRED FOR A CHIMNEY TO ENCROACH INTO THE HEIGHT-TO-SETBACK RATIO. APPLICANT: MICHAEL CONWAY; LOCATION: 27739 CONESTOGA DRIVE.

COMMISSIONER SOMERS moved, seconded by COMMISSIONER KILLEN,

TO APPROVE CONSENT CALENDAR ITEMS A AND C.

AYES: Vullo, Rein, Killen, Somers, Chairman Bayer
NOES: None
ABSTAIN: Conway
ABSENT: Zerunyan

7. BUSINESS ITEMS

- A. RESOLUTION (PA-27-01) OF THE PLANNING COMMISSION AMENDING CONDITION NO. 28 OF CUP-107-85 TO IMPORT NATURAL GAS TO THE SITE TO SUPPLEMENT THE ON-SITE METHANE GAS. NO EXPANSION OR CONSTRUCTION IS PROPOSED; APPLICANT: SANITATION DISTRICTS; LOCATION : 25680 HAWTHORNE BLVD.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER VULLO,

TO APPROVE CONSENT CALENDAR ITEM B.

AYES: Vullo, Rein, Killen, Somers, Chairman Bayer
NOES: Conway
ABSTAIN: None
ABSENT: Zerunyan

Director Orci explained the 20-day appeal period.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 22-01; APPLICANT: PENINSULA CAR CARE; LOCATION: 627 DEEP VALLEY DRIVE, A PRECISE PLAN OF DESIGN APPLICATION TO RENEW PA-50-99, AN APPLICATION TO ALLOW FACADE IMPROVEMENTS, PARKING LOT CONFIGURATION AND MASTER SIGN PLAN. A VARIANCE IS ALSO REQUIRED TO REDUCE THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

Senior Planner Wahba gave a staff report and reviewed the request to allow for facade improvements, a parking lot reconfiguration on the rooftop and to convert an existing car

wash and automotive repair facility to retail space. A variance is requested to reduce the number of required off street parking spaces. He stated that staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues; and
4. Direct staff to prepare a resolution renewing PA-50-99.

In response to COMMISSIONER KILLEN, Senior Planner Wahba informed that the facade plan was conceptual and depending on the ultimate tenant makeup, the architectural style would come back before Planning Commission.

In response to COMMISSIONER CONWAY, Director Orci stated that this project was originally approved prior to the church use in a commercial zone.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VULLO,

TO OPEN THE PUBLIC HEARING.

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

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

Bruce Soroudi, Peninsula Capital Group, explained that the project has been delayed due to the slow opening of The Avenue. He noted the project will tie directly into The Avenue and pedestrians patronizing the stores, and the car wash would become a natural extension of the retail establishments currently at The Avenue.

In response to CHAIRMAN BAYER, Mr. Soroudi explained that the landscaping on the slope in the back will be redone and maintained by a licensed and bonded contractor. He also said that a soil engineer has confirmed that the slope in the back would not have a potential for landslides. He further said that the landscaping package would include new planting in the front along the sidewalk areas.

In response to COMMISSIONER KILLEN, Mr. Soroudi explained that the contractor will be coming to the City for necessary permits for the landscaping work on the slope.

In response to COMMISSIONER CONWAY, Mr. Soroudi stated that a new demand analysis for tenants was conducted approximately four months ago. He said that they have contacted a number of retailers; however, the success of The Avenue will be the main factor for the final tenant mix. He believes that as The Avenue becomes more settled and established, this concern would become less of an issue with their negotiation of tenants. He also noted that a restaurant use is still a viable element.

In response to COMMISSIONER KILLEN, Mr. Soroudi stated that they will be planting landscaping, but believes that painting the building would not be an improvement. He said that their goal is to completely revamp the entire facade.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER CONWAY,

TO CLOSE THE PUBLIC HEARING.

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

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN,

TO DIRECT STAFF TO PREPARE A RESOLUTION RENEWING PA-50-99.

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

NOES: None

ABSTAIN: None

ABSENT: Zerunyan

9. COMMISSION ITEMS

In response to COMMISSIONER CONWAY, Director Orci informed that staff has proposed a draft of the initial study for the Rolling Hills Covenant Church project and it will be discussed this Friday with the applicant.

In response to COMMISSIONER CONWAY, Director Orci indicated that concerning the Peninsula Car Care application, staff will investigate bringing back a revision to the Variance if a restaurant use is not considered for that site.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

a. Park and Activities Minutes (October 16, 2001).

b. City Council Actions (October 23, 2001).

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN,

TO RECEIVE AND FILE ITEMS 11A and 11B.

There being no objection, CHAIRMAN BAYER so ordered.

12. ADJOURNMENT

At 8:07 p.m. COMMISSIONER VULLO moved, seconded by COMMISSIONER KILLEN, to adjourn the Planning Commission meeting to the regularly scheduled Planning Commission meeting of November 19, 2001.

Diane Cleary EPA
Minutes Secretary

Douglas R. Prichard
City Clerk