

## MINUTES

### REGULAR PLANNING COMMISSION MEETING

SEPTEMBER 4, 2001

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:34 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, Zerunyan\*, Rein, Bayer, Somers

Commissioners Absent:Vullo

Staff Present:Planning Director Orci, Senior Planner Wahba and Assistant Planner Wong

\* Commissioner Zerunyan arrived at 7:35 pm.

#### 4.APPROVAL OF MINUTES

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 20, 2001.

There being no objection, CHAIRMAN BAYER so ordered.

#### 5.AUDIENCE ITEMS

None.

#### 6.CONSENT CALENDAR

A.PLANNING APPLICATION NO. 17-01: APPLICANT: Citibank; LOCATION: 935 Silver Spur Road; A Precise Plan of Design for new business identification signs with a logo. (WW)

COMMISSIONER KILLEN moved, seconded by COMMISSIONER CONWAY

TO APPROVE CONSENT CALENDAR ITEM NUMBER 6A.

AYES:Conway, Killen, Rein, Somers, Zerunyan, Bayer

NOES:

ABSTAIN:

ABSENT:Vullo

Planning Director Orci explained the 20-day appeal period for item 6A.

## 7. BUSINESS ITEMS

A. PLANNING APPLICATION NO. 19-01; APPLICANT: Dr. Nina and Ms. Rena Nash; 7 Santa Rosa; A Pilaster Permit to allow a fountain in the front yard.

Senior Planner Wahba summarized the Staff Report (as per written material).

In response to a question from COMMISSIONER ZERUNYAN, Senior Planner Wahba said that there are existing procedures in place where the City Manager and/or Planning Director have authority to process discretionary approvals, such as some Neighborhood Compatibility Determinations and Minor Deviations.

In response to a question from COMMISSIONER CONWAY, Senior Planner Wahba said that issues such as scale, location and size would be used for the approval process of these landscape features.

There was discussion about how many homes had similar landscape features in their front yard.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER CONWAY

TO DIRECT STAFF TO USE THE PILASTER AND LIGHT POST PERMIT APPLICATION PROCESS FOR PA-19-01 AND TO ENFORCE THIS PROCESS FOR OTHER SIMILAR LANDSCAPE FEATURES IN FRONT YARDS ON A CASE-BY-CASE BASIS.

AYES: Conway, Killen, Rein, Somers, Zerunyan, Bayer

NOES:

ABSTAIN:

ABSENT: Vullo

Planning Director Orci explained the 20-day appeal period for item 7A.

## 8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 14-01; APPLICANT: Mr. & Mrs. Bruce Herber; LOCATION: 11 Empty Saddle Road; A Neighborhood Compatibility Determination for first and second story additions in front and rear yards; a Minor Deviation for encroachment into and to reduce the required front yard area; and a Variance to exceed the maximum allowable front yard coverage. (OO)

Planning Director Orci summarized the Staff Report (as per written material). He stated that a revised home size table was placed on the dais for Planning Commission review because the table included in the report used figures for the "footprint" only. This information changed the home size ranges as follows:

PREVIOUS FIGURES	REVISED FIGURES
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(footprint only)	(including all square footage)
<ul style="list-style-type: none"> <li>• Size range: 1,743 sq.ft. – 5,018 sq.ft.</li> <li>• Average: 3,224 sq.ft.</li> <li>• Largest home: 5,018 sq.ft.</li> <li>• The proposed home, at 4,924 sq.ft., would be the second largest home.</li> </ul>	<ul style="list-style-type: none"> <li>• Size range: 2,035 – 5,518 sq.ft.</li> <li>• Average: 3,540.96 sq.ft.</li> <li>• Largest home: 5,518 sq.ft.</li> <li>• The proposed home, at 4,924 sq.ft., would be the third largest home.</li> </ul>

He said that the proposed home would still be among the largest and he recommended that the applicant reduced the home's size by 250 sq.ft.

Fred Boettcher, Boettcher Engineering, said that in terms of living space, the home, at 3,919 sq.ft. of living space, was only the tenth largest home in the neighborhood. He felt that the home and garage had been reduced, and that they had lowered the second story roof 18". He added that Mr. Herber enjoyed working on his cars and needed a large garage.

COMMISSIONER ZERUNYAN said that although he appreciated all the changes and hard work from the applicant and architect, he regretted the two larger homes that were already in the neighborhood and said that many in the neighborhood expressed concern with respect to the entire home, not just the living space. He suggested reducing the home by 250 sq.ft. (between the home and the garage).

Michael Robinson, 55 Empty Saddle Lane, Homeowners Association President, stated that he agreed with the staff report and was not going to come to the Planning Commission meeting until he heard about the revision of the figures. He added that he didn't understand the new numbers.

Planning Director Orci stated that staff attempted to obtain the most accurate figures for the home size survey and explained that the assessor's office works with the building department to keep track of home sizes.

In response to a question from COMMISSIONER CONWAY, Planning Director Orci stated that it was possible that there could be a 5% margin of error.

Ray Hand, 9 Empty Saddle Road, stated that he too agreed with the staff report and was not sure about the revised numbers. He added that if approved, the garage would be visible from his home as a large structure. He added that the homes at 7, 9, 11 and 13 Empty Saddle Road have 45' trail and street easements and thus have the smallest buildable lots in the entire Empty Saddle area.

There was much discussion about the massiveness of the garage.

COMMISSIONER CONWAY said that according to the testimony of Mr. Robinson and Mr. Hand, they both believed that staff's efforts had been successful except for the revisions of the square footages. He added that the methodology of staff was still sound and the revised square footages were modified in a consistent manner. COMMISSIONER KILLEN and CHAIRMAN BAYER agreed.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN,

TO CLOSE THE PUBLIC HEARING.

COMMISSIONER CONWAY moved,

DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PA-14-01 WITH THE CONDITION THAT THE APPLICANT REDUCE THE GARAGE BY 250 SQ.FT.

The motion died for lack of a second.

COMMISSIONER ZERUNYAN moved, seconded by COMMISSIONER CONWAY

DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PA-14-01 WITH THE CONDITION THAT THE APPLICANT HAVE THE OPTION TO REDUCE EITHER THE GARAGE OR HOME BY 250 SQ.FT.

AYES:Conway, Rein, Zerunyan, Bayer

NOES:Killen

ABSTAIN:Somers

ABSENT:Vullo

Planning Director Orci explained the 20-day appeal period for item 7A.

B.PLANNING APPLICATION NO. 13-01; APPLICANT: Mr. & Mrs. Bill Steckbauer;  
LOCATION: 25 Dapplegray Lane; A Neighborhood Compatibility Determination for a first story remodel and addition, and construction of a new second story addition; two Variances to maintain the existing legal non-conforming side yard setbacks; a Variance to maintain a non-permitted accessory structure which encroaches into the side yard setback; and a Variance for a proposed chimney encroachment into the height-to-setback ratio.

Assistant Planner Wong summarized the Staff Report (as per written material).

In response to a question from COMMISSIONER CONWAY, Planning Director Orci stated that the proposed second story complies with the height-to-setback ratio requirement which yields a setback of 15' from the side property line.

In response to a question from CHAIRMAN BAYER, Planning Assistant Wong stated that the applicant had located the building permits for the structure.

Olympia Greer, Architect, stated that she was pleased with the staff report except she explained that the windows followed the slope of the roof and asked that the condition number one be deleted. She also wanted condition number two deleted so that they would have more flexibility with the design of the windows.

Bill Steckbauer, Applicant, stated that the square window configuration was more ranch style than the existing diamond windows. He said that if the second transom is removed there will be a large area of stucco.

COMMISSIONER KILLEN said that the windows should be the same for the front, sides, and rear.

COMMISSIONER SOMERS said he had no strong objection to the windows and it didn't make a lot of difference to him. CHAIRMAN BAYER agreed that the windows were not much of an issue

and it seemed to be a really nice design.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER REIN,  
TO CLOSE THE PUBLIC HEARING.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER SOMERS,  
TO ADOPT THE RESOLUTION No. PA-13-01, ELIMINATING SPECIAL CONDITIONS ONE  
AND TWO.

AYES:Killen, Rein, Bayer, Somers

NOES:

ABSTAIN:Conway, Zerunyan

ABSENT:Vullo

Planning Director Orci explained the 20-day appeal period for item 7A.

#### 9.COMMISSION ITEMS

#### 10.UPCOMING PLANNING COMMISSION ITEMS (MEETING OF September 17, 2001).

- a.Resolution for PA-14-01 (Herber Residence)
- b.Resolution for PA-38-00 (New Horizons Preschool)

#### 11.DIRECTOR'S ITEMS

Planning Director Orci announced that the calendar photograph would be taken at the Planning Commission meeting of September 17, 2001, and for all Commissioners to be there by 7:00 pm.

#### 12.MATTERS OF INFORMATION

A.CITY COUNCIL ACTIONS, August 28, 2001.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN  
TO RECEIVE AND FILE ITEMS 12.A.

There being no objection, CHAIRMAN BAYER so ordered.

#### 13.ADJOURNMENT

At 9:28 p.m. CHAIRMAN BAYER adjourned the Planning Commission meeting to September 17, 2001, at 7:30 p.m.

Hollis Jackson  
Minutes Secretary

Douglas R. Prichard  
City Clerk