

MINUTES

REGULAR PLANNING COMMISSION MEETING

APRIL 2, 2001

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:32 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by CHAIRMAN GOYETTE.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Commissioners Present: Conway, Vullo, Bayer, Killen, Somers, Zerunyan,
Chairman Goyette

Commissioners Absent: None

Staff Present: Director Orci

Senior Planner Wahba

Assistant Planner Espiritu

CHAIRMAN GOYETTE introduced and welcomed COMMISSIONER KILLEN.

4. APPROVAL OF MINUTES

CHAIRMAN GOYETTE corrected "Senior Wahba" to "Senior Planner Wahba" on page 1, paragraph second from the bottom.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 19, 2001.

There being no objection, CHAIRMAN GOYETTE so ordered.

5. AUDIENCE ITEMS

None.

6. CONSENT CALENDAR

A. QUARTERLY CODE ENFORCEMENT REPORT.

B. PLANNING APPLICATION NO. 4-01; APPLICANT: TOMMY HILFIGER;
LOCATION: 550 DEEP VALLEY DRIVE #219; A PRECISE PLAN OF DESIGN
FOR A LOGO IN CONJUNCTION WITH A BUSINESS IDENTIFICATION SIGN.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,
TO APPROVE THE CONSENT CALENDAR.

There being no objection, CHAIRMAN GOYETTE so ordered.

7. BUSINESS ITEMS

None.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 39-00. APPLICANT:
METROPOLITAN DEVELOPMENT; LOCATION: NORTHEAST
CORNER OF CREST ROAD AND HAWTHORNE BLVD.; A
CONDITIONAL USE PERMIT FOR A MIXED-USE PROJECT IN
THE C-L ZONE; A PRECISE PLAN OF DESIGN FOR THE
DEVELOPMENT OF 37 SINGLE FAMILY HOMES WITH A 750
SQ. FT. COMMERCIAL BUILDING; AND A GRADING PERMIT
TO EXPORT APPROXIMATELY 5,500 CUBIC YARDS OF
EARTH.

Senior Planner Wahba gave a staff report and reviewed the project. He stated that the applicant has addressed the issues raised in the last staff report and revised their plans accordingly. The applicant has also addressed the Commission's concerns raised at the meeting as follows:

1. The guest parking spaces have been increased from 14 to 16 spaces and the private parking spaces have been increased from one to three, for a total of 19 off street parking spaces.
2. The driveway between units 7 and 10 has been widened to 20 feet minimum to meet Fire Department requirements.
3. The rear yard fences on lots 27 and 38 have been reconfigured to comply with the code required 20 feet corner cut-off.
4. The retaining wall alongside units 30 and 35 have been incorporated into the foundation of these units.
5. The applicant has agreed to install 36-inch box pepper trees, 15-foot high minimum upon planting, on Crest Road and Hawthorne Blvd. and at least one tree in the backyards of all homes backing up onto Crest Road and at the top of the slope on Hawthorne Blvd.
6. The architectural plans have been revised involving the lowering of the roof over the living room on the "A" Plan to a single story element, and the zero lot line building elevations have been revised to include windows in situations where privacy to an adjacent home would not be impacted.
7. A 4' wide walkway has been incorporated adjacent to unit 17 to access the sidewalk from Crest Road to the inner street of the project.

He also indicated that the applicant is willing to introduce a mixture of hip and gable roofs throughout the project. He stated that staff is in support of the changes that the applicant has made to the site plan from a design standpoint, and several conditions have been included in the Resolution to insure that certain variations in building elevations, roof design and architectural styles are presented.

He reviewed the revisions to the initial study and noted that the changes to the project will not result in a significant impact to the environment with the specified mitigation measures, most of which are the same as in the previous document. He pointed out that the Willdan's traffic engineer has determined that if the median on Hawthorne Blvd. cannot be modified to allow for a left-turn out of the project, it would not result in an unsafe condition for the project, particularly with the reduction in trips generated from a mostly residential project compared to the present commercial use of the property. He said that staff has included a Condition of Approval in the Resolution that the applicant work with the City of Rancho Palos Verdes to modify the median on Hawthorne to allow for the movement of the traffic going southbound making a left out of the project.

He stated that the City Council's subcommittee had met previously on several occasions and discussed the feasibility of the mixed-use component for the subject property, which mostly focused on how much commercial should be attached to the project, and that the applicant work with the Cresta Palos Verdes Homeowners Association.

He stated that staff has provided a chart comparison of the C-L and RPD Zoning requirements, and he said that the project complies with the development standards of the C-L Zone but not with the RPD Zone.

He stated that staff recommends that the Planning Commission:

1. Continue to take Public Testimony;
2. Discuss the issues;
3. Close the Public Hearing; and
4. Adopt Resolution No. PA-39-00 (Revised) recommending City Council approval of the project.

In response to COMMISSIONER VULLO, Senior Planner Wahba explained that the street elevation showing Crest Road and Hawthorne Boulevard has been revised. He stated that a mixture of roof styles throughout the project should be considered, providing more articulation.

In response to COMMISSIONER VULLO, Director Orci stated that the left turn pocket on Hawthorne Boulevard could be made shorter, deleting the existing median and creating an acceleration pocket, and the safety factor would be discussed between the applicant and the City of Rancho Palos Verdes. He also said that the Environmental Review does not recommend that the acceleration pocket be included, but does indicate that the project will not increase traffic generation and that the existing facilities can accommodate an adequate amount of circulation to and from the

development.

In response to COMMISSIONER CONWAY, Senior Planner Wahba stated that the Tax Assessors Office will categorize the homes as condominiums and the project will be a one-lot subdivision with assigned unit numbers.

In response to COMMISSIONER ZERUNYAN, Senior Planner Wahba indicated that this project and the property on the corner of Highridge Road and Crest Road are CL zoned sites, and this property only has a mixed-use designation.

In response to COMMISSIONER BAYER, Director Orci explained that the units will be single family units but are legally a condominium complex because the parcels are not individually owned and are tied into the Homeowners' Association.

In response to COMMISSIONER BAYER, Senior Planner Wahba indicated that the power lines will be underground which is required for new developments. Director Orci believed, however, that the poles along Crest Road and Hawthorne Boulevard in the city of Rancho Palos Verdes may not be changed.

In response to COMMISSIONER VULLO, Senior Planner Wahba stated that outside maintenance would be handled through the Homeowners' Association.

In response to CHAIRMAN GOYETTE, Senior Planner Wahba indicated that the enforcement of tree heights would be maintained through the CC&R's and the Resolution.

In response to COMMISSIONER BAYER, Senior Planner Wahba stated that the Fire Department preferred the Hawthorne driveway access which allows an easier access into the project.

CHAIRMAN GOYETTE pointed out the unit should be specified in Condition No. 75 of the Resolution.

In response to COMMISSIONER SOMERS, Senior Planner Wahba indicated that staff has not seen the CC&R's but are typically prepared just before the final map is approved and the City is typically a third party to the CC&R's. He also said a condition in the Resolution is included which states that all modifications to the homes are to come before the City.

COMMISSIONER KILLEN announced that he has reviewed the history of this project and the minutes, and is ready for participation in further discussions.

COMMISSIONER CONWAY suggested including language in the Resolution that satellite dishes be subject to PUC regulations.

COMMISSIONER KILLEN expressed concern with queuing problems and traffic backing up into the project in the mornings.

Rex Swanson, President of Metropolitan Development reviewed the drawings, presenting the look of the project upon completion. He reviewed the height of the trees upon completion and a view analysis. He believed that they have responded to the concerns of the Commission and City Council.

In response to COMMISSIONER SOMERS, Jeff Lee, President of the Lee Group, explained that the air space within the unit lines belong to the individual homeowner who will be responsible to maintain side yards and rear yards behind any fence. He said the Homeowners' Association will have an easement and be responsible maintaining the front yard landscaping of the homes for commonality and cohesive purposes. He said the common areas, the streets and the slopes along Crest Road and Hawthorne Boulevard will also be maintained by the Homeowners' Association.

Mr. Lee further explained that the applicant will prepare the CC&R's which will be provided to the City between the time when it is approved and prior to the final map recording. He said the Homeowners' Association will also be responsible for the maintenance of the trees in the common area and the right to maintain the trees of the homeowners if needed.

In response to COMMISSIONER KILLEN, Mr. Lee explained that there is a 4-point turn at the B and C street/D and C street intersections, and a turn can be made safely, as there is a low amount of traffic circulation in the development. He also noted that the buyers will be informed of this condition. Senior Planner Wahba also informed that the Fire Department did not express any concerns with this area.

In response to COMMISSIONER KILLEN, Mr. Lee stated that they will be further enhancing and articulating all of the elevations as they get into further design developments and construction drawings. He also said for ease of maintenance, hardy plank on the siding has been used with details around the windows and with trim around the eaves. Also, he said a sand finish stucco will be used which will be a very fine sand and will be painted. He indicated that they have been using colored vinyl windows to go with different architectural styles. He stated that they may have to use laminated glass for dual pane windows to allow for the correct installation of the muttons.

In response to COMMISSIONER VULLO, Mr. Lee stated that they have to comply with the regulations of the Public Utility Commission and will meet and exceed the energy codes.

Bob Rockoff, 5525 Seaside Heights, Ranch Palos Verdes, stated that his family has lived in the area for 34 years and has now been looking for a smaller one-story home. He pointed out that most of the smaller homes in the area are old and need to be remodeled. He believed this will be a good development, as it will have an elevator, the size is large enough so that people scaling down will not feel cramped, the homes are new and the prices are in a reasonable range. He requested that the development be approved.

Jim Malakoff, 3017 Via Rovera, Rancho Palos Verdes, stated he agreed with the previous speaker and is in favor of the project. He said the Peninsula has been lacking in bringing forward new developments that can handle the needs of the retiree with room for a guest. He also said it is important for him to stay in the community and requested that the project be approved.

Howard Burke, 37 Empty Saddle Lane, stated that as a perspective buyer, he looked at the development in Culver City which was a beautiful and delightful village isolated by landscaping and natural barriers, lovely narrow streets and beautiful homes along

with a park in the area. He said the homes were nicely finished, well lit and energy friendly. He would like to see this project approved.

Ray Destabelle, 51 Cresta Verde, stated that his concerns still remain such as inadequate parking, cutting off the entrance off of Crest Road, having Hawthorne Boulevard accessibility only, and queuing problems.

Frank Sesno, 97 Cresta Verde, believed that there have been no major changes to improve the project, and it is still too dense and not part of the feel of Rolling Hills Estates. He also believed there should not be a zero lot line for the amount of homes being developed. He hoped that the Commission makes the right decision in terms of what is right for the City, City Council's suggestions and the best interest in the community.

Robert Beck, 46 Encanto Drive, reminded the Commission that this project was approved unanimously by the Commission after three public hearings on design review which then went before the City Council. He said that they have met the City Council's direction of providing more open space/landscaped areas and more separation between Hawthorne Boulevard and Crest Road and the units. He said that they also have addressed the concerns of staff. He indicated that the project exceeds all of the development standards in the CL Zone and merits approval.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN,
to CLOSE THE PUBLIC HEARING.

AYES: Conway, Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN,
to ADOPT RESOLUTION PA 39-00 RECOMMENDING CITY COUNCIL APPROVAL
OF THE PROJECT.

Prior to the vote:

COMMISSIONER BAYER believed that the applicant has made several attempts to comply with City Council's requests. She also said the work done on Crest Road and Hawthorne as the properties are viewed has greatly improved; however, she still believed that inside of the project is still too dense and close together with no feeling of community within the development. She also would like to see the parking situation further reviewed by staff, and she expressed concern with the impacts of having only one exit. She pointed out that condominium projects have pools, recreation rooms, parks and spaces for gathering, and this project appears to be a condominium complex in name only.

In response to COMMISSIONER VULLO, Director Orci indicated that what is being approved tonight is access off of Hawthorne Boulevard only going north, and to go

south, the traffic would have to go north and make a U-turn in front of Rolling Hills Park Villas.

COMMISSIONER VULLO indicated that he doesn't have a concern with the density but is concerned about access. He said he would like to see a study from Rancho Palos Verdes.

In response to COMMISSIONER CONWAY, Director Orci indicated that the Initial Study's review of the project accurately reflects that the existing circulation is adequate for the project and the trip generation has substantially dropped.

COMMISSIONER KILLEN suggested including language in the Resolution to state that if there is not a solution acceptable to Rancho Palos Verdes that the project be reviewed again or that a second egress/ingress into the site would be considered as an option.

COMMISSIONER KILLEN expressed concern with the commercial site being successful and because of the commercial site, the second means of egress from the site has been lost and an awkward condition at the intersection of streets D and C have been created. He further expressed concern with circulation, the corner parcels and queuing. He suggested under Subdivision Layout and Design to include language with regard to painting the stucco on the buildings and using a 1620th sand finish including vertical and horizontal separation on all of the facades, additional shadow line articulation be included on the units on the zero lot line walls, and true divided light windows.

In response to COMMISSIONER SOMERS, Director Orci indicated that the project could be approved with the recommendations and conditions suggested by COMMISSIONER KILLEN, with staff making sure that these suggestions are included in the Resolution.

The motion was modified as follows:

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN, to ADOPT RESOLUTION PA 39-00 RECOMMENDING CITY COUNCIL APPROVAL OF THE PROJECT, including the architectural suggestions made by commissioner killen, and the REQUIREMENT THAT THE applicant pay the appropriate fees for fish and game.

AYES: Conway, Somers, Zerunyan, Chairman Goyette

NOES: Vullo, Bayer, Killen

ABSTAIN: None

ABSENT: None

- B. PLANNING APPLICATION NO. 2-01. APPLICANT: MR. & MRS. ANTHONY VUOSO; LOCATION: 41 ENCANTO DRIVE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR ONE-STORY ADDITIONS TO AN EXISTING ONE-STORY HOME IN THE FRONT AND REAR YARDS. A

VARIANCE IS REQUIRED TO DECREASE THE FRONT YARD AREA BY MORE THAN 10 PERCENT.

Assistant Planner Espiritu gave a staff report and described the project. The applicant is proposing 715 square feet of single story additions to an existing 1,918 square foot home and with the proposed additions, the home will increase to 2,633 square feet livable area. The proposal will add 555 square feet to the front of the home for the construction of a new entry and master bedroom (requiring the approval of a Variance for a front yard reduction of greater than 10 percent) and add 160 square feet to the rear of the home, under the existing roof line, to enlarge the existing kitchen. The proposal complies with the property development standards in terms of setbacks, height, lot coverage and front yard coverage. She said staff has reviewed and is in support of the Variance. She indicated that staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take public testimony;
3. Close the Public Hearing;
4. Discuss the issues; and
5. Direct staff to prepare a Resolution approving PA-2-01.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS, to OPEN THE PUBLIC HEARING.

AYES: Conway, Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

Mr. Vuoso, applicant for the project, stated that his family intends to live in the house as their sole residence. He knew the house needed a lot of work when it was purchased, and he plans to make the improvements. He said they spoke to the neighbors who are all in favor of the project, except for one neighbor who expressed concern with the addition going up in height, which would not require a Variance. He said, therefore, that he would like to be a good neighbor and request the Variance for the addition of a single level home. He also said that the front yard encroachment would not create any impacts, as the front yard is still very spacious.

In response to COMMISSIONER KILLEN, Mr. Vuoso stated that his brother-in-law prepared the plans.

COMMISSIONER VULLO moved, seconded by COMMISSIONER CONWAY, to CLOSE THE PUBLIC HEARING.

AYES: Conway, Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO,
to direct staff to prepare a resolution APPROVing PA-2-01.

AYES: Conway, Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

- B. PLANNING APPLICATION NO. 3-01. APPLICANT: MICHAEL CONWAY;
LOCATION: 27739 CONESTOGA DRIVE; A NEIGHBORHOOD COMPATIBILITY
DETERMINATION FOR A FIRST AND SECOND STORY ADDITION. A MINOR
DEVIATION IS REQUIRED TO CONTINUE A LEGAL NON-CONFORMING SIDE
YARD SETBACK INTO THE REAR YARD. A VARIANCE IS REQUIRED FOR
THE SECOND STORY TO ENCROACH INTO THE HEIGHT-TO-SETBACK
RATIO.

COMMISSIONER CONWAY recused himself from the dais.

Senior Planner Wahba gave a staff report and reviewed the proposal. He said that the applicant has contacted the neighbors who are in support of the project. The applicant proposes a 1,235 square foot one- and two-story rear yard addition to an existing 1,521 square foot one-story single family home for a total living area of 2,756 square feet. The first floor addition is 465 square feet in size and will result in the enlargement and reconfiguration of the living room, dining room, kitchen, and family room. The second floor will be 770 square feet in size and will contain the master bedroom suite with a balcony facing the rear yard.

Senior Planner Wahba reviewed the Neighborhood Compatibility Determination concerns. He stated that staff found the Minor Deviation to be consistent with the neighborhood. He further stated, however, that staff is not able to establish the findings to approve the Variance and approve the project. Overall, staff was not able to find the "special" hardships with the shape of the lot or the topography that would warrant a Variance for the height-to-setback requirements. Staff found that the building pad area is of a sufficient size and shape to accommodate the proposed improvements without the need to grant a Variance. He stated that staff recommends that the Planning Commission:

1. Open the public hearing;
2. Take public testimony;

3. Close the public hearing;
4. Discuss this matter; and
5. Direct the applicant as indicated in the Staff Report.

In response to COMMISSIONER KILLEN, Senior Planner Wahba explained that since the adoption of the height-to-setback ratio in 1986, there have not been any Variances granted in the Larga Vista neighborhood. There were two homes on Saddle Road that have been constructed since the adoption of the Neighborhood Compatibility Ordinance which comply with the height-to-setback ratio. However, there were some homes built in the 60's and 70's that may not meet this requirement prior to the Ordinance.

In response to COMMISSIONER ZERUNYAN, Senior Planner Wahba stated that looking at the neighborhood as a whole, a substandard condition may apply to all of the homes in the neighborhood.

In response to COMMISSIONER ZERUNYAN, Director Orci explained that design and construction issues are not findings for granting a Variance. A Variance is for a physical hardship. It is staff's opinion, that the width and topography are typical of the neighborhood, and that the lot is somewhat higher from the street.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO,
to OPEN THE PUBLIC HEARING.

AYES: Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

Gerald Griffin, 27745 Conestoga Drive, indicated that he is the property adjoining the south side of the applicant. He said he has no objections to the project, and it will have no intrusion on his privacy. He also pointed out that the other neighbors are in agreement with the project.

Mr. Conway clarified the location of his developable pad area. He explained that the neighbor on the south side is below the applicant's existing building and there is no structure that will impact any views or open space. He reviewed the Code and stated that he has a permanent location of his home and garage and his lot is referred to as a substandard lot. He indicated that he is trying to continue his single family use in his substandard lot. He said staff has supported the Minor Deviation for the extension of the existing non-conforming side yard setback for the first story addition. With the accepted Minor Deviation, he said he complies with the side yard setback ratio, and according to Code, completely complies with the height-to-setback ratio.

He indicated that out of 21 lots, 16 percent of the lots have frontage widths similar to the subject property (68 feet or less in width). Of the 21 lots, 18 are located on a single street with 2 of them located to the south of his property. All of these lots have

a garage in the front, allowing for a first floor expansion. He indicated that he does not have this opportunity, as his garage is located in the back.

He stated that he has found no reference to shape of the lot or topography in any of the Municipal Code or State Law, and he believes that his property has an extraordinary condition the way it was constructed so as to eliminate a first floor expansion. He also said that shifting the second story 5 feet further into the home would eliminate his possibility of bringing his car in, and would create a cantilever design on the second-story addition. He stated he is unable to have sleeping quarters in one location and a single story expansion because of the garage. He said his neighbors to the north are on a slightly higher elevation and requested that the applicant move the second story back as far as possible from the adjoining property line so as not to impinge the privacy of the neighbors to the north. He also said there is a chimney in the height-to-setback ratio.

He pointed out that if he has to have a Variance, regardless of where the second story is located, he would like to have it in an area where he is not impacting his neighbors or his access to the garage and have a master bedroom away from his entertainment area. He noted that what is involved is circumstances or conditions, not topography or shape of the property.

In response to COMMISSIONER SOMERS, Mr. Conway indicated that he will articulate the walls.

COMMISSIONER ZERUNYAN expressed concern with precedent setting for future Variances.

In response to COMMISSIONER ZERUNYAN, Mr. Conway stated that there would be no room for the garage in the front.

COMMISSIONER KILLEN suggested that the chimney could be diverted over at a 30 degree angle, getting it out of the setback area, and would still fall within the footprint of the second story. Mr. Conway believed that this would be impractical and would create a hardship.

In response to CHAIRMAN GOYETTE, Mr. Conway stated that if he shifted the second story over 5 feet to comply with a wider setback requirement, it would have to be cantilevered over to the area where he negotiates his vehicles to get in and out of the garage, and support structures may impact his access to the garage.

COMMISSIONER KILLEN suggested cantilevering out in a horizontal direction up to the plate line with no support structures. Mr. Conway said this would be more costly.

In response to CHAIRMAN GOYETTE, Mr. Conway stated that the second story is controlled by the location of the stairway.

In response to COMMISSIONER VULLO, Mr. Conway stated he currently has a view of the harbor on the first floor and a second story may provide a view of the city lights.

COMMISSIONER VULLO moved, seconded by COMMISSIONER SOMERS,
to CLOSE THE PUBLIC HEARING.

AYES: Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER VULLO indicated that the lot is unique and backs up into Palos Verdes Drive East with very large trees in the area. He said anything done to the lot would not impact anything to the northwest and the house to the south would not be impacted. He said considering there are non-conforming conditions and a Variance is only needed for the second floor, he would not have a problem with the encroachment. He recognized the project could be shifted over if necessary, but at a cost.

In response to CHAIRMAN GOYETTE, Senior Planner Wahba informed that the entire roof would be replaced with a Class A roofing material because the additions represent more than 25 percent of the existing roof area.

COMMISSIONER ZERUNYAN stated he is having difficulty making the findings and approving the Variance, which could allow future Variances coming before the Commission.

COMMISSIONER BAYER pointed out that all the other homes in the neighborhood have garages in the front and there is no room for Mr. Conway to put his garage in the front without destroying the entire look of his home and taking away from his front yard. She believes that this would be a special unique situation and would create a hardship.

COMMISSIONER SOMERS would like to see this matter continued, and he would like to visit the home.

Director Orci stated he will discuss with the City Attorney regarding the Minor Deviation as to whether or not this would validate the second-story setback and if it does, is there a cause to explore the height-to-setback ratio Variance.

COMMISSIONER ZERUNYAN moved, seconded by COMMISSIONER SOMERS,
to REOPEN THE PUBLIC HEARING.

AYES: Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO,
to CONTINUE THIS MATTER TO THE APRIL 16, 2001 MEETING, TO ALLOW STAFF

TO INVESTIGATE THE LEGAL RAMIFICATIONS OF THE APPLICANT'S POSITION AND TO ALLOW AN OPPORTUNITY FOR THE COMMISSIONERS TO VISIT THE PROPERTY.

AYES: Vullo, Bayer, Killen, Somers, Zerunyan, Chairman Goyette

NOES: None

ABSTAIN: None

ABSENT: None

COMMISSIONER CONWAY returned to the dais.

9. COMMISSION ITEMS

CHAIRMAN GOYETTE suggested that the Commissioners who attended the Monterey Conference present a summary at the next meeting.

COMMISSIONER ZERUNYAN announced that Deputy Sheriff Brandan Hinkle passed away as a result of an accident, and he shared a letter with the Commission from Sheriff Lee Baca.

10. UPCOMING PLANNING COMMISSION ITEMS (April 16, 2001)

Director Orci announced that further discussion on PA No. 3-01 will be presented.

11. DIRECTOR'S ITEMS

Director Orci requested that the 6 Commissioners leave their travel information with him.

12. MATTERS OF INFORMATION

None.

There being no objection, CHAIRMAN GOYETTE so ordered.

13. ADJOURNMENT

At 10:40 p.m. CHAIRMAN GOYETTE adjourned the Planning Commission meeting to the regularly scheduled Planning Commission meeting of April 16, 2001 at 7:30 p.m.

Diane Cleary EPA Douglas R. Prichard

Minutes Secretary City Clerk