

MINUTES

REGULAR PLANNING COMMISSION MEETING

MARCH 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 GOYETTE.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Commissioners Present: Vullo, Bayer, Zerunyan (arrived at 7:35 p.m.), Conway, Goyette

Commissioners Absent: Somers

Staff Present: Director Orci

Assistant Planner Espiritu

4. APPROVAL OF MINUTES

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,
TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION
MEETING OF FEBRUARY 20, 2001.

There being no objection, CHAIRMAN GOYETTE so ordered.

5. AUDIENCE ITEMS

None.

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.

B. PLANNING APPLICATION NO. PA-46-99 OF THE PLANNING COMMISSION OF
THE CITY OF ROLLING HILLS ESTATES AMENDING RESOLUTION NO. 1569;
CONDITIONAL USE PERMIT HOLDER: CHANDLER'S SAND & GRAVEL;
LOCATION: 26311 PALOS VERDES DRIVE EAST.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,
TO APPROVE ITEM 6A and 6B.

AYES: Vullo, Bayer, Zerunyan, Conway, Goyette

NOES: None

ABSTAIN: None

ABSENT: Somers

Director Orci explained the 20-day appeal period for Consent Calendar Item 6B.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 1-01; APPLICANT: MS. MARILYN RADFORD; LOCATION: 77 DAPPLEGRAY LANE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR ONE- AND TWO-STORY REAR YARD ADDITIONS TO AN EXISTING SPLIT-LEVEL HOME.

Assistant Planner Espiritu gave a staff report and stated that the applicant is proposing to add a total of 957 square feet to an existing 1,850 square foot home resulting in a total living area of 2,807 square feet. She described the request and reviewed the existing home and the additions. She stated that the applicant is also proposing an improvement to the front elevation of the building. She indicated that the Homeowners' Association and two neighbors on either side are in support of the proposal. She said the proposal complies with property development standards in terms of height, lot coverage, horsekeeping area and front yard coverage, and staff has reviewed the Neighborhood Compatibility application and is in support of the proposal. She further noted that during the review, however, staff found a 3-foot high retaining wall in the front yard. She informed that the Code limits the height for walls, fences and hedges in the front yard area to 2 feet, and the reduction of the 3 foot high wall to 2 feet has been made as a condition of approval.

Staff recommends that the Planning Commission approve PA-1-01 with the following condition that the walls in the front yard be reduced to 2 feet in height maximum.

In response to COMMISSIONER VULLO, Assistant Planner Espiritu informed that the retaining wall is brick, and the applicant has agreed to lower the height of the wall.

In response to CHAIRMAN GOYETTE, Marilyn Radford, applicant, stated that the wall is inside the property line and acts as a retaining wall for the neighbor's front yard as well as the landscaping. She said if part of the wall were removed, part of the land above the wall would have to be removed.

Director Orci explained that a 2 to 1 ratio is the maximum steepness for a slope allowed by the City Engineer. He suggested if the retaining wall were to remain, findings for granting a variance would have to be considered by the Commission.

COMMISSIONER CONWAY and COMMISSIONER BAYER thanked staff for working closely with the applicant to make sure that the project complies with all applicable zoning and neighborhood compatibility requirements.

Marilyn Radford, applicant, stated that the driveway has been reduced, creating more landscaping and more of a front yard. She also said the addition would allow a

master bedroom suite and a sizable family room.

In response to COMMISSIONER BAYER, Ms. Radford stated that the brick wall goes back about 2 feet in front of the house and then goes toward the neighbor's yard, retaining the landscaping along the driveway.

CHAIRMAN GOYETTE believed that the brick wall goes approximately 10 to 15 feet back beyond the house.

Ms. Radford stated that the driveway is brick herringbone and the wall is very attractive and steps down along the driveway.

COMMISSIONER CONWAY moved,

TO APPROVE PLANNING APPLICATION NO. 1-01 ON THE CONDITION THAT THE APPLICANT LOWER THE WALL TO THE SATISFACTION OF THE CITY AS RECOMMENDED IN THE STAFF REPORT.

COMMISSIONER CONWAY pointed out that they have an application before them that can be approved tonight and the applicant can come back with a variance if necessary.

CHAIRMAN GOYETTE suggested as an amendment that if it is determined that lowering the wall 2 feet would result in an unsafe condition between the top of the wall and the property line, then a variance could be allowed.

Director Orci suggested amending the motion to read approval of the Resolution and that the applicant either lower the wall pursuant to Code requirements or come back with an application to allow the wall as it is currently configured.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE PLANNING APPLICATION NO. 1-01 WITH THE AMENDMENT SUGGESTED BY THE PLANNING DIRECTOR.

Motion passed with the following vote:

AYES: Vullo, Bayer, Conway, Goyette

NOES: None

ABSTAIN: Zerunyan

ABSENT: Somers

Director Orci explained the 20-day appeal period for Planning Application No. 1-01.

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

COMMISSIONER VULLO requested that pictures or cross sections of walls be included in future packets.

Director Orci informed that there are currently eight applicants for the Commission position with interviews being held next Tuesday.

10. UPCOMING PLANNING COMMISSION ITEMS (March 19, 2001)

A. Adult Business Ordinance

Director Orci explained that the Adult Business Ordinance language has not been obtained as of yet but he hoped it will be on the March 19, 2001 agenda along with the Metropolitan development.

COMMISSIONER ZERUNYAN requested specific guidelines in writing from the City Council with regard to the Metropolitan project.

COMMISSIONER CONWAY requested a full size existing plot plan of the Metropolitan development prior to the meeting.

In response to COMMISSIONER VULLO, Director Orci stated that other commercial properties could be leveled and subdivided in a similar manner as the Metropolitan development and in the commercial general district.

11. DIRECTOR'S ITEMS

None.

12. MATTERS OF INFORMATION

A. Park and Activities Minutes, February 20, 2001.

B. City Council Actions, February 27, 2001.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN,

TO RECEIVE AND FILE ITEMS 12A AND 12B.

There being no objection, CHAIRMAN GOYETTE so ordered.

13. ADJOURNMENT

At 8:00 p.m. CHAIRMAN GOYETTE adjourned the Planning Commission meeting to the regularly scheduled Planning Commission meeting of March 19, 2001 at 7:30 p.m.

Diane Cleary EPA Douglas R. Prichard

Minutes Secretary City Clerk