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REGULAR PLANNING MINUTES
SEPTEMBER 18, 2006

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MINUTES

REGULAR PLANNING COMMISSION MEETING

SEPTEMBER 18, 2006

1. **CALL MEETING TO ORDER**

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 VICE CHAIRMAN O'DAY.

2. **PLEDGE OF ALLEGIANCE**

VICE CHAIRMAN O'DAY led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: Southwell, Conway, Vanden Bos, Bayer, Vice Chairman O'Day
Commissioners Absent: Killen, Chairman Rein
Staff Present: Planning Director Wahba, Senior Planner Cutler, Associate Planner Thom

4. **APPROVAL OF MINUTES**

Planning Director Wahba pointed out that the reference to the Alamitos County Greenhouse Guidelines at the bottom of page 6 should be changed to the Alameda County Greenhouse Guidelines.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 5, 2006, AS AMENDED.

There being no objection, VICE CHAIRMAN O'DAY so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 09-06; APPLICANT: KAMBIZ BASET VAT AND HOURI TALEBI; LOCATION: 27647 SADDLE ROAD; A NEIGHBORHOOD COMPATIBILITY FOR SINGLE STORY ADDITIONS AT THE SIDE AND REAR YARDS AND TO CHANGE THE ESTABLISHED FRONT YARD AREA OF THE EXISTING HOME.

Associate Planner Thom gave a brief Staff Report (as per written material) and recommended approval with conditions.

COMMISSIONER VANDEN BOS asked whether Staff had given any consideration to the impact of the pool fencing and the look of the fencing on the neighborhood. COMMISSIONER BAYER added to the question, asking whether it will be different from

the fencing that is already there. Associate Planner Thom responded that the fencing will have to be considered, as there was no proposal for the safety fencing at this point. Planning Director Wahba pointed out that there is a 15' side yard setback for a solid fence, but an open fence can be on the property line, and then it's subject to Neighborhood Compatibility because it's on the street. This would be reviewed at the time that the pool is approved, which will be a separate permit. Chain link fences are not permitted in the front yard or street side yards.

COMMISSIONER CONWAY asked Staff whether there was a drainage easement in the back yard area. Planning Director Wahba responded that there is. COMMISSIONER CONWAY further asked whether it is appropriate to have the horsekeeping area located in the drainage easement. Planning Director Wahba responded that they have been allowed if they don't impede the drainage. The structure cannot be located in the easement, but a corral area that allows for drainage would be okay. Approval could be conditioned on no improvements in the drainage easement.

COMMISSIONER SOUTHWELL asked Staff about the distance between the new improvement and the horsekeeping area. Planning Director Wahba explained that the Code requires a minimum of 35 feet between the house and the horsekeeping area, so that will also need to be conditioned.

COMMISSIONER VANDEN BOS pointed out two unusual gable window elements and asked Staff if there was any discussion with the applicant about the windows in terms of overall aesthetics. Associate Planner Thom responded that the emphasis has been on the main façade, but there could be a condition to make these windows smaller. Planning Director Wahba explained that the project would be better suited with flat skylights.

The architect, Bijan Azadi (3837 East 7th Street, Long Beach), came forward at VICE CHAIRMAN O'DAY's invitation and summarized the project for the Commissioners. Mr. Azadi explained that the applicant is adding or remodeling more than 50 percent of the existing house and meeting all the current codes and requirements. In order to do so, the front 5 feet of the existing house is being demolished in order to maintain a 25' front setback from Gaucho Road.

COMMISSIONER CONWAY asked whether the applicant had any issues with the proposed conditions. Mr. Azadi responded that the applicant does not take issue with any of the conditions discussed.

VICE CHAIRMAN O'DAY asked why the applicant jogged the driveway instead of coming straight off the curb. Mr. Azadi responded that the idea was to make the curb cut as far from the intersection as possible for safety purposes.

COMMISSIONER BAYER thanked the applicant and added that she is gratified and impressed that the new plan was effected without any Variances. It is very much appreciated. COMMISSIONER VANDEN BOS added that the project will be a nice change to the property.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE PA 09-06 CONSISTENT WITH STAFF'S RECOMMENDATION #1 AND THE RELEVANT PORTION OF #2 WITH THE ADDITIONAL CONDITIONS THAT NO CHAIN LINK FENCE BE CONSTRUCTED ON THE STREET SIDE OF THE SIDE YARD, NO PERMANENT IMPROVEMENTS BE MADE IN THE DRAINAGE EASEMENT, THE HORSEKEEPING AREA GET RELOCATED TO 35 FEET FROM THE HOUSE TO THE SATISFACTION OF THE PLANNING DIRECTOR, AND APPLICANT WORK WITH STAFF ON THE SKYLINE WINDOWS.

AYES: Southwell, Conway, Vanden Bos, Bayer, Vice Chairman O'Day
NOES: None
ABSTAIN: None
ABSENT: Killen, Chairman Rein

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 14-04; APPLICANT: SILVER SPUR COURT; LOCATION: 981 SILVER SPUR ROAD; A REQUEST FOR AN EXTENSION OF TIME FOR A TENTATIVE TRACT MAP FOR THE SALE OF CONDOMINIUMS.

Senior Planner Cutler gave a Staff Report (as per written material) and recommended a one-year extension.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,
TO OPEN THE PUBLIC HEARING.

AYES: Southwell, Conway, Vanden Bos, Bayer, Vice Chairman O'Day
NOES: None
ABSTAIN: None
ABSENT: Killen, Chairman Rein

No audience members came forward.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,
TO CLOSE THE PUBLIC HEARING.

AYES: Southwell, Conway, Vanden Bos, Bayer, Vice Chairman O'Day
NOES: None
ABSTAIN: None
ABSENT: Killen, Chairman Rein

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,
TO RECOMMEND A ONE-YEAR EXTENSION OF TIME ON PA 14-04 FOR
THE SUBJECT TENTATIVE TRACT MAP.

AYES: Southwell, Conway, Vanden Bos, Bayer, Vice Chairman O'Day
NOES: None
ABSTAIN: None
ABSENT: Killen, Chairman Rein

9. COMMISSION ITEMS

COMMISSIONER BAYER asked about a neighbor's construction complaint. Planning Director Wahba explained that it was a civil dispute about a property line that has been going on for a couple of months.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES. (SEPTEMBER 5, 2006).
B. CITY COUNCIL ACTIONS. (SEPTEMBER 12, 2006).

COMMISSIONER BAYER moved, and COMMISSIONER CONWAY seconded,
TO RECEIVE AND FILE ITEMS 11A THROUGH 11B.

There being no objection, VICE CHAIRMAN O'DAY so ordered.

12. ADJOURNMENT

At 7:55 p.m. VICE CHAIRMAN O'DAY adjourned the Planning Commission meeting to October 2, 2006, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk