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REGULAR PLANNING MINUTES
OCTOBER 2, 2006

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MINUTES

REGULAR PLANNING COMMISSION MEETING

OCTOBER 2, 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 CHAIRMAN REIN.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Southwell, O'Day, Vanden Bos, Bayer, Killen, Chairman Rein
Commissioners Absent: Conway
Staff Present: Senior Planner Cutler, Associate Planner Thom, Assistant Planner Masters, Code Administrator Beall

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 18, 2006.

There being no objection, CHAIRMAN REIN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION TONIGHT.

B. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER O'DAY,

TO APPROVE THE CONSENT CALENDAR.

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

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 21-06; APPLICANT: MS. SANDRA JO STREETER; LOCATION: 2271 ESTRIBO DRIVE; A NEIGHBORHOOD COMPATIBILITY FOR AN ADDITION AND MAJOR REMODELING TO A ONE-STORY HOME. A MINOR DEVIATION IS REQUIRED FOR ENCROACHMENT OF THE ADDITION INTO THE REQUIRED FRONT YARD WHICH DOES NOT PROJECT CLOSER TO THE PROPERTY LINE THAN THE FORWARDMOST BUILDING LINE.

Associate Planner Thom gave a brief Staff Report (as per written material) and clarified that the existing pool fence would be removed and replaced with a new 5' wood fence. The plans have been provided by the applicant.

COMMISSIONER O'DAY asked about the stone product and roofing materials. Associate Planner Thom suggested that the roof material would be dimensional shingles.

At CHAIRMAN REIN's invitation, John Egan, architect (7740 W. Manchester Avenue, #205, Playa Del Rey), came forward and explained that the applicant is trying to add onto the home while remodeling the interior. Mr. Egan recommended maintaining a single-story structure to his client for neighborhood compatibility. Mr. Egan added that it is the applicant's intent to select materials compatible with adjacent structures.

COMMISSIONER KILLEN asked about the skylights facing the street and suggested placing them on the back side versus the front side of the ridge. Mr. Egan responded that this was a simple layout to bring natural light in, and the applicant could accommodate having skylights on the back side of the ridge if it is a street frontage issue. COMMISSIONER KILLEN further suggested frosted glass on the doors in the bedroom to lend light from the bedroom into the hallway.

COMMISSIONER O'DAY stated that he would not be voting because he is a neighbor. He commented about the 3'1" interior hallway being 1" over code. Also, in general, the master bedroom seems odd with all the dividing walls.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER BAYER,

TO APPROVE PA 21-06 WITH THE CONDITION THAT THE SKYLIGHTS BE PUT ON THE BACK SIDE OF THE RIDGELINE IN ADDITION TO THE CONDITIONS OUTLINED BY STAFF.

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

Senior Planner Cutler explained the 20-day appeal period.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 24-06; APPLICANT: MR. & MRS. JAVIER LEON; LOCATION: 52 BUCKSKIN LANE; A NEIGHBORHOOD COMPATIBILITY FOR ADDITIONS TO A SINGLE STORY HOME, RESULTING IN THE APPEARANCE OF A SPLIT-LEVEL HOME FROM THE REAR YARD. THE PROJECT ALSO INCLUDES THE REORIENTATION OF THE DRIVEWAY AND CONSTRUCTION OF A REAR YARD DECK. A MINOR DEVIATION IS REQUIRED TO DECREASE THE FRONT YARD BY LESS THAN 10%. A VARIANCE IS REQUIRED TO REDUCE THE REQUIRED SIDE YARD SETBACK.

Assistant Planner Masters gave a Staff Report (as per written material), pointing out that the applicant has agreed to change the plans, so no Variance is required for the proposed construction, only to allow existing nonconforming sideyard setbacks. Assistant Planner Masters also clarified that on the submitted site plan the proposed sideyard setback is shown as 9'7"; however, the floor plan shows the setback as 10',

and the applicant has agreed to build all new construction 10' from the existing property line in conformance with Code. Furthermore the applicant is bringing the nonconforming garage to meet code, and this requires a Minor Deviation to decrease their front yard by less than 10%.

COMMISSIONER O'DAY asked about the 5'7" extension on the site plan, and Assistant Planner Masters responded that the applicant has agreed to remove that aspect, if necessary.

COMMISSIONER BAYER asked whether Staff had heard from the neighborhood association, and Assistant Planner Masters responded that there has been no written correspondence, just their stamp of approval.

COMMISSIONER KILLEN asked whether the small extension is a notch in the gym, and Assistant Planner Masters confirmed. COMMISSIONER KILLEN then pointed out that the side yard is 5'7" and the other is at 9'7", which leaves a 4' differential, and the plans show a dimension of 3' 11½", so that should read 4'5". In other words, the offset needs to be greater in order to maintain 10'.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN REIN'S invitation the applicant (Elsie Leon) came forward, stating that a portion of the home was unfinished, so the intention was to bring all that up to code. However, everything is so old that it needed to be upgraded anyway, and it became a larger project. To bring it up to code 10' of the house would have to be chopped off, which is why there is a request for a Variance. The neighbor's privacy will not be affected, and the homeowners association approves of the project. The notch in the gym could be cut out.

COMMISSIONER O'DAY asked about the proposed shutters, and Ms. Leon responded that they are for aesthetics, but they could be removed. COMMISSIONER O'DAY further asked about whether there would be any grading, and Ms. Leon responded that the portion under the house is already dug out, having been left previously unfinished. Senior Planner Cutler added that a grading application is typically required outside of what's necessary for building. COMMISSIONER O'DAY then asked whether the applicant would have to tear down the home, and Senior Planner Cutler responded that the project is a more than a 50% remodel.

Greg Schneider, architect (1902 Speyer Lane, Redondo Beach), came forward and clarified that the line showing on the rear elevation is an error. The pad is already out there where all the brickwork is, so this project is just coming down the existing level. Mr. Schneider added that the applicant tried to maintain the existing location because the right side of the property from the street is falling off sideways, as well as going back and down, so it was apparent that it was important to keep the pad because of the slope on the side.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER VANDEN BOS commented that it would be hard to support a Variance finding for that little notch. COMMISSIONER BAYER commented that the applicant is willing to remove the notch.

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN,

TO DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PLANNING APPLICATION NO. 24-06, INCLUDING ELIMINATION OF THE NOTCH AT THE GYM AND CLARIFICATION OF THE 10' SETBACK.

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

9. COMMISSION ITEMS

COMMISSIONER O'DAY asked Staff about Proposition 90, which looks like it could have a significant impact on the City. Senior Planner Cutler responded that the City is on top of it, and it is being monitored closely by the League of California Cities.

10. DIRECTOR'S ITEMS

Senior Planner Cutler advised the Commission that the luau is in its planning stages and will be held at the Rolling Hills Country Club.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES. (SEPTEMBER 19, 2006).

B. CITY COUNCIL ACTIONS. (SEPTEMBER 26, 2006)

COMMISSIONER KILLEN moved, and COMMISSIONER BAYER seconded,

TO RECEIVE AND FILE ITEMS 11A THROUGH 11B.

There being no objection, CHAIRMAN REIN so ordered.

12. ADJOURNMENT

At 8:20 p.m. CHAIRMAN REIN adjourned the Planning Commission meeting to October 16, 2006, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk