

INDEX
REGULAR PLANNING MINUTES
APRIL 17, 2006

<u>PAGE</u>	<u>SUBJECT</u>
1	<u>CALL MEETING TO ORDER</u> <u>PLEDGE OF ALLEGIANCE</u> <u>ROLL CALL</u> <u>APPROVAL OF MINUTES (APRIL 3, 2006)</u> <u>AUDIENCE ITEMS</u> <u>CONSENT CALENDAR</u> A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION TONIGHT. B. A RESOLUTION OF THE PLANNING COMMISSION (PA-08-06) APPROVING A NEIGHBORHOOD COMPATIBILITY FOR A SINGLE STORY ADDITION AND IMPROVEMENTS LOCATED TO THE SIDE OF THE HOME AND VARIANCES FOR ADDITIONS TO ENCROACH INTO THE REQUIRED 25' FRONT SETBACK AND A POOL EQUIPMENT ENCLOSURE TO ENCROACH INTO THE REQUIRED 10' SIDE YARD SETBACK. APPLICANT: MR. & MRS. HARRY ARNDT; LOCATION: 5113 BLUEMOUND ROAD.
2	<u>BUSINESS ITEMS</u> <u>PUBLIC HEARINGS</u>
2-3	A. PLANNING APPLICATION NO. 07-06; APPLICANT: MR. MANSOUR BIGDELI; LOCATION: 14 SEAHURST ROAD; A VARIANCE FOR RETAINING WALLS THAT EXCEED 5' IN HEIGHT AND 2' IN HEIGHT IN THE FRONT YARD. A GRADING APPLICATION IS REQUIRED TO REGRADE PORTIONS OF AN ADJACENT SLOPE AND REPLACE AN EXISTING RETAINING WALL ADJACENT TO THE DRIVEWAY WITH A NEW MASONRY BLOCK RETAINING WALL.
3	B. PLANNING APPLICATION NO. 09-06; APPLICANT: KAMBIZ BASET VAT AND HOURI TALEBI; LOCATION: 27647 SADDLE ROAD. A NEIGHBORHOOD COMPATIBILITY FOR A FIRST STORY ADDITION, REORIENTATION OF THE FRONT YARD AREA AND DRIVEWAY ACCESS. A VARIANCE IS REQUIRED FOR AN ENTRY WAY PROJECTING BEYOND THE FORWARDMOST BUILDING LINE.
3	<u>COMMISSION ITEMS</u> <u>DIRECTOR'S ITEMS</u> <u>MATTERS OF INFORMATION</u> A. PARK AND ACTIVITIES MINUTES (APRIL 4, 2006)
4	<u>ADJOURNMENT</u>

MINUTES

REGULAR PLANNING COMMISSION MEETING

APRIL 17, 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, Conway, O'Day, Vanden Bos, Bayer, Killen, Chairman Rein
Commissioners Absent: None
Staff Present: Planning Director Wahba, Assistant Planner Wong

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 3, 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.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE ITEM 6A OF THE CONSENT CALENDAR.

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

B. A RESOLUTION OF THE PLANNING COMMISSION (PA-08-06) APPROVING A NEIGHBORHOOD COMPATIBILITY FOR A SINGLE STORY ADDITION AND IMPROVEMENTS LOCATED TO THE SIDE OF THE HOME AND VARIANCES FOR ADDITIONS TO ENCROACH INTO THE REQUIRED 25' FRONT SETBACK AND A POOL EQUIPMENT ENCLOSURE TO ENCROACH INTO THE REQUIRED 10' SIDE YARD SETBACK. APPLICANT: MR. & MRS. HARRY ARNDT; LOCATION: 5113 BLUEMOUND ROAD.

COMMISSIONER O'DAY asked that this item be moved to Business Items.

7. BUSINESS ITEMS

- A. A RESOLUTION OF THE PLANNING COMMISSION (PA-08-06) APPROVING A NEIGHBORHOOD COMPATIBILITY FOR A SINGLE STORY ADDITION AND IMPROVEMENTS LOCATED TO THE SIDE OF THE HOME AND VARIANCES FOR ADDITIONS TO ENCROACH INTO THE REQUIRED 25' FRONT SETBACK AND A POOL EQUIPMENT ENCLOSURE TO ENCROACH INTO THE REQUIRED 10' SIDE YARD SETBACK. APPLICANT: MR. & MRS. HARRY ARNDT; LOCATION: 5113 BLUEMOUND ROAD.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,
TO ADOPT THE RESOLUTION.

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

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 07-06; APPLICANT: MR. MANSOUR BIGDELI; LOCATION: 14 SEAHURST ROAD; A VARIANCE FOR RETAINING WALLS THAT EXCEED 5' IN HEIGHT AND 2' IN HEIGHT IN THE FRONT YARD. A GRADING APPLICATION IS REQUIRED TO REGRADE PORTIONS OF AN ADJACENT SLOPE AND REPLACE AN EXISTING RETAINING WALL ADJACENT TO THE DRIVEWAY WITH A NEW MASONRY BLOCK RETAINING WALL.

Assistant Planner Wong updated the Commission on this matter. The City Attorney has provided two choices for the applicant to try to resolve this issue. One option was for the applicant to proceed with a private dispute. The second option was for the Planning Commission to approve the resolution contingent on the applicant providing a warranty to the City and holding the City harmless. Staff supports the Variance for the retaining walls to be higher in the front yard area, but not the Variance for retaining walls to exceed a 5' maximum height, as permitted by Code.

COMMISSIONER VANDEN BOS suggested that the hold harmless language be broadened to include the Commissioners and City Council members. Planning Director Wahba agreed to present the issue to the City Attorney.

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

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

At CHAIRMAN REIN'S invitation, Mansour Bigdeli (applicant) came forward and informed the Commission that both he and his neighbors are growing impatient, and he is eager to start moving on the project.

COMMISSIONER CONWAY asked Mr. Bigdeli if he agreed with the conditions of approval, and Mr. Bigdeli responded that the wall is 6', but 1' will be buried in the dirt. Therefore, the exposed portion of the wall does not exceed 5'.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY,
TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY,

TO DIRECT STAFF TO PREPARE A RESOLUTION FOR THE NEXT MEETING APPROVING PA-07-06 WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT.

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

- B. PLANNING APPLICATION NO. 09-06; APPLICANT: KAMBIZ BASET VAT AND HOURI TALEBI; LOCATION: 27647 SADDLE ROAD. A NEIGHBORHOOD COMPATIBILITY FOR A FIRST STORY ADDITION, REORIENTATION OF THE FRONT YARD AREA AND DRIVEWAY ACCESS. A VARIANCE IS REQUIRED FOR AN ENTRY WAY PROJECTING BEYOND THE FORWARDMOST BUILDING LINE.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,

TO OPEN THE PUBLIC HEARING.

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

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,

TO CONTINUE PA 09-06 TO THE NEXT PLANNING COMMISSION MEETING OF MAY 1, 2006 DUE TO A CHANGE IN ARCHITECTS.

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

9. COMMISSION ITEMS

COMMISSIONER O'DAY advised Planning Director Wahba that he would not be present at the May 1 or May 15 Planning Commission meetings. COMMISSIONER CONWAY also advised that he would not be present at the May 1 meeting.

Planning Director Wahba advised the Commission that the St. Luke's Church item will be coming before them soon.

10. DIRECTOR'S ITEMS

Assistant Planner Wong advised the Commission that he will be leaving the City of Rolling Hills Estates to go work for the City of Cerritos in two weeks. Planning Director Wahba added that Mr. Wong will definitely be missed and was a great asset to the City and to the Department for the last five years. The Commission congratulated Mr. Wong and wished him well with his new undertaking.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (APRIL 4, 2006).

COMMISSIONER CONWAY moved, and COMMISSIONER KILLEN seconded,

TO RECEIVE AND FILE ITEM 11A.

There being no objection, CHAIRMAN REIN so ordered.

12. ADJOURNMENT

At 7:44 p.m. CHAIRMAN REIN adjourned the Planning Commission meeting to May 1, 2006, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk