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REGULAR PLANNING MINUTES
MAY 15, 2006

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MINUTES

REGULAR PLANNING COMMISSION MEETING

MAY 15, 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, Vanden Bos, Bayer, Killen, Chairman Rein
Commissioners Absent: O'Day
Staff Present: Planning Director Wahba, Senior Planner Cutler

4. **APPROVAL OF MINUTES**

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,
TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 1, 2006.

There being no objection, CHAIRMAN REIN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

None.

8. **PUBLIC HEARINGS**

A. PLANNING APPLICATION NO. 02-06; APPLICANT: ST. LUKE'S PRESBYTERIAN CHURCH; LOCATION: 26815 ROLLING HILLS ROAD. A REQUEST FOR A NEIGHBORHOOD COMPATIBILITY DETERMINATION, A VARIANCE TO PERMIT FEWER PARKING SPACES THAN REQUIRED BY CODE, A VARIANCE TO PERMIT LARGER SIGNS THAN REQUIRED BY CODE, A GRADING APPLICATION, A PRECISE PLAN OF DESIGN FOR A SIGN LOGO, AND AMENDMENTS TO CONDITIONAL USE PERMITS PERMITTING A CHURCH AND PRIVATE SCHOOL FOR THE EXPANSION AND REMODEL OF AN EXISTING CHURCH FACILITY.

Senior Planner Cutler gave a brief staff report, per written material, reporting that with proper mitigation, the project will not have a significant impact on the environment and

has prepared a Mitigated Negative Declaration for consideration of the Commission. A rendering and materials board are being presented for the Commission's reference.

COMMISSIONER VANDEN BOS asked whether the current parking is adequate under the Code. Senior Planner Cutler responded that there is no Variance recorded. However, in the existing configuration, the parking lot striping cannot be currently determined. COMMISSIONER VANDEN BOS then asked whether the parking square footage would be changing, and Senior Planning Cutler responded that any difference would be minimal.

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

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

Dr. Reinhard Krauss, Co-pastor at St. Luke's Presbyterian Church, came forward on behalf of himself, his wife, Laura, the congregation of the church and the building planning team and gave a brief history of the church (founded 50 years ago) and its goals of contributing to the community. There has been a demographic shift towards younger families with children and elderly members with physical challenges, and the plan is designed to meet these congregational needs. Dr. Krauss expressed thanks to the City Staff and Ms. Cutler.

Architect Bruce Biesman-Simons (3603 Almeria Street, San Pedro) came forward and gave a PowerPoint presentation. The goals of the project are to provide separate spaces for the church and the school, upgrade the accessibility, and create a front entry from the street. The project provides a simple building with nice landscape and warm colors compatible with the neighborhood, safe and clear signage and non-simultaneous parking. The size of the sanctuary will not increase, the number of students will not increase, and the current uses will not be changed.

COMMISSIONER VANDEN BOS asked how many classrooms there are currently, whether the square footage meets the current state requirement and what the maximum potential number of students is. Mr. Biesman-Simons advised that 70 or 71 parking spaces is the maximum demand, and the project is at 78 spaces. The extra 10% is for the "what-if" factor.

COMMISSIONER BAYER asked for the age range of the students and the student/teacher ratio, and Mr. Biesman-Simons responded that they are between 2½ and 5 years old with 2 teachers per classroom in the 5 classrooms. Laura Krauss responded from the audience that 90% of the children are picked up by 1:00 p.m., and the other 10% are picked up by 5:00 p.m. COMMISSIONER BAYER then asked whether Westminster House was a historical building, to which several audience members responded that it was just old.

COMMISSIONER CONWAY asked about the shared use, and Dr. Krauss responded that the practice is to schedule memorial and wedding services around the parking conflicts. COMMISSIONER CONWAY stated that he'd like to see a written agreement to that effect.

COMMISSIONER KILLEN suggested some design changes to the parking lot that would provide more parking spaces and eliminate dead-end parking rows and also stated that he would like the architect to take a look at the bathroom exhaust fans for repositioning because they are viewable from Rolling Hills Road.

Bob Saurer came forward as a resident, a member of the congregation and a member of the building team. Mr. Saurer addressed COMMISSIONER VANDEN BOS' question of how many more students could be added if the second floor of Westminster House were dedicated to daytime use during the week like Peninsula Heritage. Mr. Saurer stated that the Conditional Use Permit requires 38½ square feet per student, and it is the intent to have the second story dedicated to the church's own use during the day and in the evenings (staff meetings, AI-Anon, etc.).

J. Timothy Scott (representing the Rolling Hills Estates Neighborhood Coalition) addressed the Commission from the audience stating that Coalition neither opposes nor supports the project.

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

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

COMMISSIONER CONWAY commented that the parking demand analysis states that the application of the City Code requirements typically overstates the parking demand for church facilities with preschool daycare components. COMMISSIONER CONWAY believes that comment is incorrect, and joint uses and shared uses might serve to accommodate the parking demand, but our City Code accurately reflects parking requirements for churches and school daycare centers.

COMMISSIONER CONWAY and Planning Director Wahba discussed possible mechanisms to persuade the Peninsula Heritage School to pursue adding additional students.

COMMISSIONERS VANDEN BOS and BAYER commented that the report was very professionally done.

COMMISSIONER CONWAY moved, and COMMISSIONER BAYER seconded,

TO DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PLANNING APPLICATION NO. 02-06 INCORPORATING THE CONDITIONS OUTLINED IN THE STAFF REPORT, PLUS REMOVING THE DEAD-END PARKING ISLES, REDESIGNING THE BATHROOM EXHAUST LOCATIONS AND SIGNING A SHARED PARKING AGREEMENT.

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

Mr. Biesman-Simons thanked Senior Planner Cutler for her professionalism.

9. COMMISSION ITEMS

COMMISSIONER VANDEN BOS advised that he will not be at the last meeting in July or the first meeting in August.

COMMISSIONER KILLEN asked about the status of the Ferncreek project, and Planning Director Wahba advised that it will be coming back to the Planning Commission.

COMMISSIONER BAYER stated that there was a resident with three Cub Scouts who performed the pledge of allegiance at the City Council meeting, and she would have liked to see that mentioned in the minutes of the meeting.

10. DIRECTOR'S ITEMS

Planning Director Wahba reminded the Commission of the Contract Cities Conference event. CHAIRMAN REIN stated that he will be attending.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (MAY 2, 2006).
- B. CITY COUNCIL ACTIONS (MAY 9, 2006).

COMMISSIONER CONWAY moved, and COMMISSIONER KILLEN seconded,

TO RECEIVE AND FILE ITEMS 11A and 11B.

There being no objection, CHAIRMAN REIN so ordered.

12. ADJOURNMENT

At 8:57 p.m. CHAIRMAN REIN adjourned the Planning Commission meeting to June 5, 2006, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk