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**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**MARCH 20, 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: Planning Director Wahba, Assistant Planner Wong

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 6, 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. A RESOLUTION OF THE PLANNING COMMISSION (PA-06-06) GRANTING A NEIGHBORHOOD COMPATIBILITY FOR FIRST AND SECOND STORY ADDITIONS TO AN EXISTING SPLIT-LEVEL HOME; A MINOR DEVIATION TO DECREASE THE FRONT YARD AREA BY LESS THAN 10%; A GRADING APPLICATION TO CREATE A BUILDING PAD FOR NEW ADDITIONS AT THE LOWER LEVEL AND TO EXPAND THE BACK YARD AREA; AND VARIANCES FOR REDUCING THE REQUIRED SIDE YARD SETBACK AND EXCEEDING THE MAXIMUM FRONT YARD COVERAGE. APPLICANT: MR. RAM K. MITTAL; LOCATION: 18 GOLDEN SPAR PLACE.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER KILLEN,

TO APPROVE THE CONSENT CALENDAR.

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

Planning Director Wahba explained the 20-day appeal period for item 6B.

7. BUSINESS ITEMS

None.

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.

Applicant came forward and requested a 10-day to 2-week extension.

COMMISSIONER BAYER suggested opening the public hearing and continuing the item.

COMMISSIONER KILLEN 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

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CONTINUE PA 07-06 TO THE NEXT PLANNING COMMISSION MEETING OF APRIL 3, 2006.

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

COMMISSIONER O'DAY asked that the applicant provide a survey with the easement information on it prior to the next meeting.

Planning Director Wahba explained that there is a misunderstanding with the adjacent neighbor where the retaining wall is going to be constructed, and the two parties need to get together to ensure that the easement language allows them to have a driveway through that area and associated retaining wall.

COMMISSIONER O'DAY asked if there were three plots involved, one of which there is no impact on, which Planning Director Wahba confirmed but added that the grading continues up the hillside into Rancho Palos Verdes; and the Planning Department is coordinating with the City of Rancho Palos Verdes.

Mr. Bigdeli stated that he has the easement information and will provide it. Planning Director Wahba stated that he would attach it to the Staff Report.

9. COMMISSION ITEMS

COMMISSIONER BAYER asked about a remodel on Elmdale and an addition on Bluemound that have been stalemated. Planning Director Wahba offered to check with Building and Safety on the open permits. CHAIRMAN REIN advised that he talked to Code Enforcement about both of the properties, and they're both being worked by the City Attorney.

COMMISSIONER VANDEN BOS asked for an update on the Ferncreek property, where the applicant requested an up or down vote. Planning Director Wahba responded that the applicant has appealed the item to City Council, and it is on the agenda for April 12, 2006.

COMMISSIONER KILLEN advised that he wouldn't be at the next meeting.

10. DIRECTOR'S ITEMS

Planning Director Wahba asked the Commissioners to look over the information Hope Nolan has for each of them and advise him of any changes.

Planning Director Wahba discussed the Planner's Institute in Monterey this week and the Contract City's Conference in Indian Wells coming up on May 18, 2006.

11. MATTERS OF INFORMATION

A. CITY COUNCIL ACTIONS (MARCH 14, 2006).

COMMISSIONER KILLEN moved, and COMMISSIONER BAYER seconded,

TO RECEIVE AND FILE ITEM 11A.

There being no objection, CHAIRMAN REIN so ordered.

12. ADJOURNMENT

At 7:42 p.m. CHAIRMAN REIN adjourned the Planning Commission meeting to April 3, 2006, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk