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**REGULAR PLANNING MINUTES**

**NOVEMBER 5, 2007**

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**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**NOVEMBER 5, 2007**

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 O'DAY.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Southwell, Vanden Bos, Bayer, Rein, Golida, Chairman O'Day  
Commissioners Absent: Conway  
Staff Present: Planning Director Wahba, Assistant Planner Masters, Associate Planner Thom

4. **APPROVAL OF MINUTES**

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 17, 2007.

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

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. WAIVE READING IN FULL OF ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION ON TONIGHT'S AGENDA AND ALL SUCH RESOLUTIONS SHALL BE READ BY TITLE ONLY.

B. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

AYES: Southwell, Vanden Bos, Bayer, Rein, Golida, Chairman O'Day

NOES: None

ABSTAIN: None

ABSENT: Conway

7. **BUSINESS ITEMS**

None.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 10-07; APPLICANT: MR. & MRS. WALLACE KREAG; LOCATION: 2715 PALOS VERDES DRIVE NORTH; A NEIGHBORHOOD COMPATIBILITY TO CONSTRUCT A GUEST HOUSE AND TENNIS COURT IN THE FRONT YARD. A SPECIAL USE PERMIT IS REQUIRED FOR A RECREATIONAL FENCE GREATER THAN 6' IN HEIGHT. A GRADING APPLICATION IS REQUIRED TO ACCOMMODATE THE PROPOSED TENNIS COURT AND GUEST HOUSE. VARIANCES ARE REQUIRED TO CONSTRUCT A STRUCTURE IN THE REQUIRED FRONT YARD, TO CONSTRUCT A RECREATIONAL ENCLOSURE GREATER THAN 24" IN HEIGHT, AND TO EXCEED ALLOWABLE FRONT YARD COVERAGE.

Assistant Planner Masters gave a brief Staff Report, as per written material, and recommended continuing the item to a date uncertain with direction from the Planning Commission.

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

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

At CHAIRMAN O'DAY'S invitation, Debbie Kreag (applicant) came forward with pictures of the property in relation to the Welch property. Mrs. Kreag summarizes the project, changes to the project to date and the changes that have been considered.

A neighboring resident (2721 Palos Verdes Drive North) came forward in support of improvements to the value of the property.

Kerri Welch and Lou Aguilar (2679 Palos Verdes Drive North) came forward in opposition to the project, expressing their appreciation for the significant changes that have been made to the project. However, a tennis court in the front yard is not compatible with Rolling Hills Estates and impedes the pastoral view. In addition, the addition of a tennis court would aggravate a preexisting drainage problem.

COMMISSIONER VANDEN BOS explained that the draining issue will be addressed by the county.

COMMISSIONER GOLIDA pointed out to the Commissioners that the Commission has received 10 letters from neighbors opposing the project.

Jerry Glicksman (87 Dapplegray) also came forward in opposition to the project and further discussed the drainage issues.

The Commissioners discussed the applicant's options amongst themselves, and each gave their position with respect to the project.

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

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

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CONTINUE PA 10-07 TO A DATE UNCERTAIN IN ORDER TO ALLOW THE APPLICANT TO WORK WITH STAFF TO ADDRESS THE ISSUES AND MAKE THE PROJECT MORE VIABLE, INCLUDING MOVING THE TENNIS COURT TO THE BACK OF LOT, DRAINAGE ISSUES AND LAND REMOVAL ISSUES; AND WORK WITH STAFF TO MAKE IT POSSIBLE TO MAKE THE APPROPRIATE FINDINGS TO SUPPORT THE VARIANCES, SPECIAL USE PERMIT AND NEIGHBORHOOD COMPATIBILITY.

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

B. PLANNING APPLICATION NO. 31-07; APPLICANT: CITY OF ROLLING HILLS ESTATES; LOCATION: CITY-WIDE; A ZONE TEXT AMENDMENT FOR SPECIAL USE PERMIT REQUIREMENTS FOR THE KEEPING OF HORSES ON RESIDENTIAL LOTS.

Planning Director Wahba gave a brief Staff Report, as per written material, and recommended proposing the Zone Text Amendments to the City Council.

The Commissioners and Planning Director Wahba discussed grandfathering, temporary keeping of horses over the maximum limit, property issues involved in keeping horses and problems with code compliance that currently exist.

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

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

At CHAIRMAN O'DAY'S invitation, Melody Colbert (4604 Rockbluff Drive) came forward and discussed each of the proposed changes and objected to including any language prohibiting boarding horses.

Dr. Carlo Tabellaro (26141 Marina Drive) came forward in opposition to the language prohibiting boarding horses and in opposition to new, unnecessary regulations.

Dr. Richard Antioch (35 Moccasin Lane) came forward in opposition to boarding horses and advised the Commission of current problems in relation to the boarding of horses on neighboring property.

Dorothy Antioch (35 Moccasin Lane) came forward to share with the Commission current problems with flies and horse boarding and expressed her desire for more stringent regulations in regard to boarding horses.

Dale Allen (39 Buckskin Lane) came forward and clarified that the ordinance will not change, and this language would only affect Special Use Permits.

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

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

Each Commissioner gave their position with respect to the project.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,  
TO RECOMMEND TO CITY COUNCIL THAT NO CHANGE IS MADE TO THE SPECIAL USE PERMIT LANGUAGE WITH RESPECT TO HORSES AND

ADOPT AS GUIDELINES THE STAFF RECOMMENDATION WITH RESPECT TO THE 10,000 SQUARE FEET AND THE 35-FOOT SETBACKS TO 50-FOOT SETBACK AS GUIDANCE BUT NOT AS ADMINISTRATIVE REGULATION.

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

C. PLANNING APPLICATION NO. 33-07; APPLICANT: MR. & MRS. WARREN ARATA; LOCATION: 5185 BLUEMOUND ROAD; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A ONE-STORY ADDITION TO A SINGLE STORY RESIDENCE. A MINOR DEVIATION IS REQUESTED TO CONTINUE A LEGAL NON-CONFORMING SIDE YARD SETBACK. VARIANCES ARE REQUESTED TO 1) DECREASE THE FRONT YARD AREA BY GREATER THAN 10%; 2) ENCROACH INTO THE REQUIRED HEIGHT-TO-SETBACK RATIO; AND 3) CONSTRUCT A BUILT-IN PATIO SEAT WITHIN THE REQUIRED SIDE YARD SETBACK.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended continue the application to a date uncertain.

The Commissioners and Staff discussed view impacts.

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

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

At CHAIRMAN O'DAY'S invitation, Tom Blair (architect at 2785 Pacific Coast Highway, Torrance, CA) came forward and discussed the history of the project and geotechnical issues.

Barry Khan (5171 Bluemound Road) came forward in support of the project and further discussed geotechnical issues.

Lindy Hughes (5176 Bluemound Road) came forward in support of the project and looks forward to seeing it completed.

Mike Monsalve (5179 Bluemound Road) came forward in opposition to the project due to the closeness to the front of the street.

The Commission discussed their opinions and gave guidance to the applicant and the applicant's architect.

Mr. Blair and Warren Arata (applicant) re-approached and discussed geotechnical and second-story issues with the Commission.

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

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

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CONTINUE PA 33-07 TO A DATE UNCERTAIN TO ADDRESS THE ISSUES DISCUSSED IN ORDER TO MAKE NEIGHBORHOOD COMPATIBILITY AND VARIANCE FINDINGS, INCLUDING AN ENGINEERING REPORT INDICATING INSTABILITY OF THE BACKYARD OR THE LACK OF RECOMMENDATION TO BUILD INTO THE BACK YARD

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

9. COMMISSION ITEMS

None.

10. DIRECTOR'S ITEMS

Planning Director Wahba asked for a projected attendance at the November 19 meeting, and all Commissioners indicated that they would be in attendance.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (SEPTEMBER 18, 2007).
- B. CITY COUNCIL ACTIONS (SEPTEMBER 25, 2007).
- C. CITY COUNCIL ACTIONS (OCTOBER 9, 2007).
- D. CITY COUNCIL ACTIONS (OCTOBER 23, 2007).

COMMISSIONER BAYER moved, and COMMISSIONER VANDEN BOS seconded,  
TO RECEIVE AND FILE ITEMS 11A THROUGH 11D.

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

12. ADJOURNMENT

At 10:30 p.m. CHAIRMAN O'DAY adjourned the Planning Commission meeting to November 19, 2007, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk