

**INDEX**

**REGULAR PLANNING MINUTES**

**AUGUST 6, 2007**

<b><u>PAGE</u></b>	<b><u>SUBJECT</u></b>
1	<u>CALL MEETING TO ORDER</u> <u>PLEDGE OF ALLEGIANCE</u> <u>ROLL CALL</u> <u>APPROVAL OF MINUTES (July 16, 2007)</u> <u>AUDIENCE ITEMS</u> <u>CONSENT CALENDAR</u> 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. <u>BUSINESS ITEMS</u>
1-2	A. PLANNING APPLICATION NO. 21-07; APPLICANT: MR. JAMES LEACH; LOCATION: 25 BUCKSKIN LANE; A NEIGHBORHOOD COMPATIBILITY FOR A ONE- AND TWO-STORY ADDITION TO AN EXISTING TWO-STORY HOME; AND A MINOR DEVIATION FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST BUILDING LINE AND TO DECREASE THE EXISTING FRONT YARD AREA BY NOT MORE THAN 10%.
2-4	B. PLANNING APPLICATION NO. 22-07; APPLICANT: MR. JOHN PRIVETT; LOCATION: 43 BUCKSKIN LANE; A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF ONE- AND TWO-STORY ADDITIONS AND A MAJOR REMODEL TO AN EXISTING SPLIT-LEVEL HOME; AND A MINOR DEVIATION FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST BUILDING LINE AND TO DECREASE THE EXISTING FRONT YARD AREA BY NOT MORE THAN 10%.
4	<u>PUBLIC HEARINGS</u> None. <u>COMMISSION ITEMS</u> <u>DIRECTOR'S ITEMS</u> <u>MATTERS OF INFORMATION</u> A. PARK AND ACTIVITIES MINUTES (JULY 17, 2007). <u>ADJOURNMENT</u>

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**AUGUST 6, 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 7:33 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, Conway, Bayer, Rein, Golida, Chairman O'Day  
Commissioners Absent: Vanden Bos  
Staff Present: Planning Director Wahba, Associate Planner Thom

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JULY 16, 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 CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

AYES: Southwell, Conway, Bayer, Rein, Golida, Chairman O'Day

NOES: None

ABSTAIN: None

ABSENT: Vanden Bos

Planning Director Wahba explained the 20-day appeal period.

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 21-07; APPLICANT: MR. JAMES LEACH; LOCATION: 25 BUCKSKIN LANE; A NEIGHBORHOOD COMPATIBILITY FOR A ONE- AND TWO-STORY ADDITION TO AN EXISTING TWO-STORY HOME; AND A MINOR DEVIATION FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST

BUILDING LINE AND TO DECREASE THE EXISTING FRONT YARD AREA BY NOT MORE THAN 10%.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommend approval with conditions.

COMMISSIONER BAYER asked whether there was discussion with the applicant regarding the chimneys in front of the house, and Associate Planner Thom advised that the existing chimneys will be maintained to keep within the existing character.

At CHAIRMAN O'DAY'S invitation, Raul Podesta (architect with Podesta Designs) came forward representing the applicant.

COMMISSIONER BAYER asked whether the applicant had worked with the homeowners association, and Mr. Podesta advised that the association signed the application and had no objections to the project.

COMMISSIONER SOUTHWELL asked how the shingle covering on the new portions of the roof would match with the existing portions, and Mr. Podesta explained that whole roof will be redone with the concrete shingles, but keep the same vocabulary.

CHAIRMAN O'DAY and Mr. Podesta discussed the front porch, the foyer, crickets and setbacks. CHAIRMAN O'DAY then expressed his concern for excessive water coming down the two culverts, and Mr. Podesta explained his gutter plan.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER REIN,

TO APPROVE PA 21-07 WITH CONDITIONS, AS OUTLINED IN THE STAFF REPORT.

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

Planning Director Wahba explained the 20-day appeal period.

B. PLANNING APPLICATION NO. 22-07; APPLICANT: MR. JOHN PRIVETT; LOCATION: 43 BUCKSKIN LANE; A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF ONE- AND TWO-STORY ADDITIONS AND A MAJOR REMODEL TO AN EXISTING SPLIT-LEVEL HOME; AND A MINOR DEVIATION FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST BUILDING LINE AND TO DECREASE THE EXISTING FRONT YARD AREA BY NOT MORE THAN 10%.

Associate Planner Thom gave a brief Staff Report, as per written material, and noted a correction in front yard coverage on the plans. Staff recommended approval with conditions and also requiring V-101-97 be finalized by the Building Department.

COMMISSIONER GOLIDA and Associate Planner Thom discussed determination of the primary view area and protected views.

COMMISSIONER REIN and Associate Planner Thom discussed neighborhood statistics and whether square footage includes garage space.

Associate Planner Thom discussed the history of V-101-97 and the need for finalization by the Building Department.

CHAIRMAN O'DAY and Planning Director Wahba had extensive discussion about the policy for plans involving floor area increase of less than 50%, the procedure for plans that are bordering just under the 50% range, and the high potential for that percentage to increase during the construction phase of the project.

CHAIRMAN O'DAY asked whether this was considered a two-story home, and Planning Director Wahba responded that it is a two-story house with a basement, according to Building Code, although aesthetically it is three levels off the back.

CHAIRMAN O'DAY, COMMISSIONERS BAYER and REIN and Planning Director Wahba, discussed the degree of mass and whether it is consistent with the neighborhood character.

At CHAIRMAN O'DAY's invitation, John Privett (applicant) came forward and addressed the Commission, pointing out his family's history in the neighborhood and summarizing the project.

COMMISSIONER GOLIDA asked whether the square footage had reduced in the iterations of the plans, and Mr. Privett estimated that it had reduced by approximately 400 square feet and cut back both diagonally and from the front on the porch.

Robert Villagomez (designer) came forward and detailed the efforts put forth to reduce the impact on the neighbors.

CHAIRMAN O'DAY emphasized to Mr. Villagomez if the construction turns out to be over 50%, he would no longer have the luxury of leaving nonconforming items.

Paul Langland (8 Buckskin), Greg Becker (56 Buckskin), Sam Taymore (47 Buckskin) and Brad Fine (40 Buckskin) came forward in support of the project.

Dale Allen (39 Buckskin) came forward in opposition to the project, for reasons outlined in his letter. Dennis Ault (14 Buckskin) came forward to support Mr. Allen.

Virginia Garish (83 Buckskin) and Hope Hub (57 Buckskin) came forward in opposition to the massing of the project with its close proximity to the street.

COMMISSIONER REIN discussed with Staff the square footage of each level of living space.

COMMISSIONER BAYER asked whether the Homeowners Association had commented, and Associate Planner Thom responded that they have approved the project.

COMMISSIONER GOLIDA thanked the attendees for their thoughtful comments and referenced an interesting point with respect to the view from the trail, but agreed with Staff's recommendation and analysis of project.

COMMISSIONER CONWAY addressed the three issues: massive appearance, loss of view of sky and trees for neighbor, and potential issues relative to grading and draining. Through policy and tradition view of sky and trees is not a view the Commission should weigh in on. From a grading and draining perspective, the County of Los Angeles will oversee the grading plans. From a massing standpoint, COMMISSIONER CONWAY concurs that the flagging looks massive in relationship to the immediately adjoining properties, but Staff has adequately demonstrated that it complies.

COMMISSIONER REIN commented that the zoning and policies are behind the times and not keeping up with the appetite for bigger houses into smaller spaces, which is a trend in the surrounding cities. The total impact on the city needs to be considered when building larger and larger homes on lots of fixed sizes, not just the neighborhood. There's a lot of space behind this house to build out, but the applicant doesn't want to move the pool and has made that choice, which impacts the neighborhood. From the street this project appears to be quite a bit larger than the other houses.

COMMISSIONER BAYER agreed with COMMISSIONER CONWAY that it is the job of the Commission to judge Neighborhood Compatibility. COMMISSIONER BAYER continues to express concern that the homes are getting larger and larger, and this project looks very massive. However, although the proposal would add significant floor area, the residence would not be the largest home if approved.

COMMISSIONER SOUTHWELL stated that he does not take issue with the complaints about the view, as that is not how the Commission normally addressed view issues; however, he does take issue with the massiveness of the house and its position on the lot.

CHAIRMAN O'DAY commented that the applicant has done an excellent job of keeping the elements of ranch-style homes and readdressed the 50% guideline. However, because this project does come before the Commission as an addition, the existing swimming pool and structure must be taken into account.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE PA 22-07 WITH CONDITIONS, AS OUTLINED IN THE STAFF REPORT AND THE ADDITIONAL CONDITION THAT V-101-97 BE FINALIZED BY THE BUILDING DEPARTMENT.

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

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

There was Commission discussion about neighborhood compatibility, how it is changing and what to do to stay consistent while balancing it with property owners' rights. There was also further discussion of the definition of a minor addition and how the liberal definition is being abused.

10. DIRECTOR'S ITEMS

Planning Director Wahba advised that the next meeting will be August 20, and CHAIRMAN O'DAY advised that he will not be in attendance.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (JULY 17, 2007).

COMMISSIONER CONWAY moved, and COMMISSIONER BAYER seconded,  
TO RECEIVE AND FILE ITEM 11A.

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

12. ADJOURNMENT

At 9:00 p.m. CHAIRMAN O'DAY adjourned the Planning Commission meeting to August 20, 2007, at 7:30 p.m.

---

Julie Cremeans  
Minutes Secretary

---

Douglas R. Prichard  
City Clerk