

INDEX

REGULAR PLANNING MINUTES

SEPTEMBER 17, 2007

<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 (August 20, 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. A RESOLUTION (PA-25-07) OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES GRANTING A NEIGHBORHOOD COMPATIBILITY FOR A FIRST STORY ADDITION TO AN EXISTING SINGLE STORY RESIDENCE; A MINOR DEVIATION TO REDUCE THE FRONT YARD AREA BY LESS THAN 10% AND A VARIANCE TO CONSTRUCT A GARAGE IN THE REQUIRED FRONT YARD BEYOND THE FORWARDMOST BUILDING LINE. APPLICANT: MR. LINO LAURO; LOCATION: 2649 PALOS VERDES DRIVE NORTH.
1-2	<u>BUSINESS ITEMS</u> None. <u>PUBLIC HEARINGS</u>
2-3	A. PLANNING APPLICATION NO. 19-07; APPLICANT: MR. & MRS. HOON DOKKO; LOCATION: 33 CLEAR VISTA DRIVE; A NEIGHBORHOOD COMPATIBILITY FOR A PROPOSED TWO-STORY ADDITION AT THE FRONT AND A PROPOSED ONE-STORY COVERED PATIO AT THE REAR OF AN EXISTING TWO-STORY HOME. A MINOR DEVIATION IS REQUESTED FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST BUILDING LINE. A VARIANCE IS REQUIRED TO EXCEED LOT COVERAGE BY GREATER THAN 10%.
3-4	B. PLANNING APPLICATION NO. 26-07; APPLICANT: MR. DONOVAN IVAN; LOCATION: 29 STRAWBERRY LANE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION IS REQUESTED FOR THE DEMOLITION OF A ONE-STORY RESIDENCE TO CONSTRUCT A NEW TWO-STORY RESIDENCE, NEW DRIVEWAY, AND ACCESSORY STRUCTURE IN THE REAR YARD. A MINOR DEVIATION IS REQUESTED FOR AN ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT PROJECT CLOSER TO THE PROPERTY LINE THAN THE FORWARDMOST ESTABLISHED BUILDING LINE. A GRADING APPLICATION IS REQUESTED FOR THE IMPORTATION/EXPORTATION OF EARTH MATERIALS GREATER THAN 20 CUBIC YARDS. A SPECIAL USE PERMIT IS REQUESTED FOR A 12' HIGH FENCE FOR A PADDLE TENNIS COURT ENCLOSURE IN THE REAR YARD.
4-5	C. PLANNING APPLICATION NO. 30-07; APPLICANT: STEVEN SUTHERLAND, DDS; AND BENJAMIN CRAVATT, DDS; LOCATION: 550 DEEP VALLEY DRIVE, SUITE 347; A CONDITIONAL USE PERMIT FOR A PROPOSED DENTAL OFFICE USE IN THE AVENUE OF THE PENINSULA SHOPPING CENTER.
5	<u>COMMISSION ITEMS</u>

DIRECTOR'S ITEMS

MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (SEPTEMBER 4, 2007).
- B. CITY COUNCIL ACTIONS (AUGUST 28, 2007).

6 ADJOURNMENT

MINUTES

REGULAR PLANNING COMMISSION MEETING

SEPTEMBER 17, 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 7:35 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by VICE CHAIRMAN VANDEN BOS.

2. **PLEDGE OF ALLEGIANCE**

VICE CHAIRMAN VANDEN BOS led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

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

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 20, 2007.

There being no objection, VICE CHAIRMAN VANDEN BOS 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. A RESOLUTION (PA-25-07) OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES GRANTING A NEIGHBORHOOD COMPATIBILITY FOR A FIRST STORY ADDITION TO AN EXISTING SINGLE STORY RESIDENCE; A MINOR DEVIATION TO REDUCE THE FRONT YARD AREA BY LESS THAN 10% AND A VARIANCE TO CONSTRUCT A GARAGE IN THE REQUIRED FRONT YARD BEYOND THE FORWARDMOST BUILDING LINE. APPLICANT: MR. LINO LAURO; LOCATION: 2649 PALOS VERDES DRIVE NORTH.

VICE CHAIRMAN VANDEN BOS moved Item 6B to Business Items for brief discussion.

7. **BUSINESS ITEMS**

- A. A RESOLUTION (PA-25-07) OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES GRANTING A NEIGHBORHOOD COMPATIBILITY FOR A FIRST STORY ADDITION TO AN EXISTING SINGLE STORY RESIDENCE; A MINOR DEVIATION TO REDUCE THE FRONT YARD AREA BY LESS THAN 10% AND A VARIANCE TO CONSTRUCT A GARAGE

IN THE REQUIRED FRONT YARD BEYOND THE FORWARDMOST BUILDING LINE. APPLICANT: MR. LINO LAURO; LOCATION: 2649 PALOS VERDES DRIVE NORTH.

VICE CHAIRMAN VANDEN BOS pointed out to Staff that there are some typos and stylistic changes needed to the resolution.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,

TO APPROVE THE CONSENT CALENDAR SUBJECT TO MINOR GRAMMATICAL CHANGES.

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

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 19-07; APPLICANT: MR. & MRS. HOON DOKKO; LOCATION: 33 CLEAR VISTA DRIVE; A NEIGHBORHOOD COMPATIBILITY FOR A PROPOSED TWO-STORY ADDITION AT THE FRONT AND A PROPOSED ONE-STORY COVERED PATIO AT THE REAR OF AN EXISTING TWO-STORY HOME. A MINOR DEVIATION IS REQUESTED FOR ENCROACHMENT INTO THE REQUIRED FRONT YARD WHICH DOES NOT EXTEND BEYOND THE FORWARDMOST BUILDING LINE. A VARIANCE IS REQUIRED TO EXCEED LOT COVERAGE BY GREATER THAN 10%.

Assistant Planner Masters gave a brief Staff Report, as per written material, and stated since the applicant has agreed to remove the need for all Variances, a public hearing is no longer required. Staff has reached compromise on all aspects of the proposal and recommends approval with the condition that the applicant work with Staff in reducing the amount of Lot Coverage to avoid the need for a Variance and to approve a Minor Deviation to exceed Lot Coverage by less than 10% to the Planning Director's satisfaction.

COMMISSIONER GOLIDA asked Staff whether there is no Variance, or eliminating the Variance is a condition of approval. Planning Director Wahba responded that the Commission would be approving a Minor Deviation to allow lot coverage to be 33%.

COMMISSIONER GOLIDA then asked whether any modifications were required in Staff's discussion of Neighborhood Compatibility. Planning Director Wahba responded that the applicant made a number of changes to the plan, but they were minor, so the Staff Report outlined what the changes were.

COMMISSIONER CONWAY asked whether some of the Neighborhood Compatibility items have been addressed in a redesign of the project, and Planning Director Wahba confirmed that they had.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,

TO OPEN THE PUBLIC HEARING.

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

At VICE CHAIRMAN VANDEN BOS' invitation, John Hopper, Contractor at Retro Builders, came forward to answer any questions.

COMMISSIONERS BAYER and CONWAY expressed her appreciation for the applicant working with Staff.

VICE CHAIRMAN VANDEN BOS asked about the roof pitch, and Mr. Hopper responded that it will match the existing pitch.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE PA 19-07 WITH THE CONDITION THAT THE PROJECT
REDUCE ITS LOT COVERAGE BY 1% DOWN TO 33%.

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

Planning Director Wahba explained the 20-day appeal period.

- B. PLANNING APPLICATION NO. 26-07; APPLICANT: MR. DONOVAN IVAN;
LOCATION: 29 STRAWBERRY LANE; A NEIGHBORHOOD COMPATIBILITY
DETERMINATION IS REQUESTED FOR THE DEMOLITION OF A ONE-
STORY RESIDENCE TO CONSTRUCT A NEW TWO-STORY RESIDENCE,
NEW DRIVEWAY, AND ACCESSORY STRUCTURE IN THE REAR YARD. A
MINOR DEVIATION IS REQUESTED FOR AN ENCROACHMENT INTO THE
REQUIRED FRONT YARD WHICH DOES NOT PROJECT CLOSER TO THE
PROPERTY LINE THAN THE FORWARDMOST ESTABLISHED BUILDING
LINE. A GRADING APPLICATION IS REQUESTED FOR THE
IMPORTATION/EXPORTATION OF EARTH MATERIALS GREATER THAN 20
CUBIC YARDS. A SPECIAL USE PERMIT IS REQUESTED FOR A 12' HIGH
FENCE FOR A PADDLE TENNIS COURT ENCLOSURE IN THE REAR YARD.

Planning Director Wahba gave a brief Staff Report, as per written material, and advised the Commission that the application remains essentially the same, so the silhouette has remained the same. Staff is pleased with the changes and feels it's compatible with the neighborhood. The resolution is for a Special Use permit application for the fencing around the sports court.

VICE CHAIRMAN VANDEN BOS briefly discussed the porch with Staff.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO OPEN THE PUBLIC HEARING.

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

At VICE CHAIRMAN VANDEN BOS' invitation, Rand Relatores (Architect with Rand Architecture at 26302 South Western Avenue, Lomita, CA) came forward and explained that sacrifices were made in removing area from the floor plan.

COMMISSIONER REIN asked about the silhouettes, and Mr. Relatores responded that the silhouette is a foot higher than the building will be.

COMMISSIONER BAYER thanked Mr. Relatores for working with Staff and bringing the project within what the Commission perceives as the statutes and codes of the city.

Lemoure Eliasson (32 Pepper Tree Lane) came forward in support of her brother and summarized her presentation from the last meeting. The proposed plan fully complies with the ordinance, does not require a Variance, is supported by several neighbors and the homeowners association, is in compliance with requests made by Planning Commissioners and enhances the neighborhood.

Donovan Ivan (applicant) came forward and also summarized his presentation from the last meeting. Every issue raised by Staff and Commissioners was completely

addressed, the neighbors are very supportive and Staff recommends approval of the plans.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONERS CONWAY, GOLIDA and BAYER thanked the applicant and his sister and architect for going through the dialogue at the last meeting and coming back with an appropriate plan.

COMMISSIONER REIN commented that the project is not an imposing presence on the street, but the drawings look bigger than the silhouettes. This is a modern design, not ranch-style architecture. A lot of neighborhoods have been remodeled, but Strawberry Lane has retained its rustic character with architectural details.

COMMISSIONER SOUTHWELL commented that the house is a large, two-story house and is not compatible with the neighborhood. The California ranch-style in Rolling Hills Estates is exemplified in lanes area, but this quasi-ranch-style, two-story home moves toward expansion of the bulk of the property and is not consistent with the rural nature of Rolling Hills Estates.

VICE CHAIRMAN VANDEN BOS agreed that the architecture is not a strict ranch-style; however, the Commission needs to be flexible and not narrow in its view. The design changes are very nice, particularly on the second floor. This project creates more of a corridor and more of a feeling of openness.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER GOLIDA,

TO ADOPT RESOLUTION PA 26-07 WITH MINOR COMMENTARY PROVIDED BY VICE CHAIRMAN VANDEN BOS.

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

Planning Director Wahba explained the 20-day appeal period.

C. PLANNING APPLICATION NO. 30-07; APPLICANT: STEVEN SUTHERLAND, DDS; AND BENJAMIN CRAVATT, DDS; LOCATION: 550 DEEP VALLEY DRIVE, SUITE 347; A CONDITIONAL USE PERMIT FOR A PROPOSED DENTAL OFFICE USE IN THE AVENUE OF THE PENINSULA SHOPPING CENTER.

Assistant Planner Masters gave a brief Staff Report, as per written material, and recommend adoption of the resolution.

COMMISSIONER REIN and Planning Director Wahba discussed the number of chairs and the size of the office, as compared with Dr. Taylor's office, as well as code requirements for patients per square foot.

COMMISSIONER CONWAY briefly discussed the limits on the number of patients and employees in the resolution.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO OPEN THE PUBLIC HEARING.

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

At VICE CHAIRMAN VANDEN BOS' invitation, Leslie Lombard, (Architect with Urban Concepts, Beverly Hills, CA) came forward on behalf of the applicant to answer any questions.

COMMISSIONER REIN again discussed the density of the space and what the code allows.

Amy Sutherland (Dr. Sutherland's wife) came forward and discussed the code requirements.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,

TO ADOPT RESOLUTION PA 30-07.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER BAYER advised the Commission that today is Fred Bayer's birthday (he is her husband).

10. DIRECTOR'S ITEMS

Planning Director Wahba advised the Commission that there will be no Planning Commission meeting on October 1, as he and Senior Planner Cutler will be at a state APA conference on that date. Therefore, the next meeting will be on October 15. COMMISSIONER BAYER advised that she would not be in attendance at that meeting.

VICE CHAIRMAN VANDEN BOS asked for comment by Staff on the news coverage of Francisco Linares. Planning Director Wahba refrained from comment.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (SEPTEMBER 4, 2007).
- B. CITY COUNCIL ACTIONS (AUGUST 28, 2007).

COMMISSIONER BAYER moved, and COMMISSIONER CONWAY seconded,

TO RECEIVE AND FILE ITEMS 11A AND 11B.

There being no objection, VICE CHAIRMAN VANDEN BOS so ordered.

12. ADJOURNMENT

At 8:24 p.m. VICE CHAIRMAN VANDEN BOS adjourned the Planning Commission meeting to October 15, 2007, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk