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REGULAR PLANNING MINUTES

APRIL 30, 2007

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MINUTES

REGULAR PLANNING COMMISSION MEETING

APRIL 30, 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 7:34 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, Golida, Rein, Chairman O'Day

Commissioners Absent: Conway

Staff Present: Planning Director Wahba, Associate Planner Thom

4. **APPROVAL OF MINUTES**

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 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. REQUIREMENTS FOR SILHOUETTES IN RESIDENTIAL DISTRICTS.

C. A RESOLUTION OF THE PLANNING COMMISSION (PA-06-07) GRANTING A SPECIAL USE PERMIT TO MAINTAIN FIVE HORSES IN LIEU OF THE CODE-PERMITTED TWO. APPLICANT: MS. SYLVIA LITTY; LOCATION: 79 BUCKSKIN LANE.

D. A RESOLUTION OF THE PLANNING COMMISSION (PA-08-07) GRANTING A CONDITIONAL USE PERMIT FOR A BREAST DIAGNOSTIC CENTER. APPLICANT: TORRANCE MEMORIAL MEDICAL CENTER; LOCATION: 65 PENINSULA CENTER.

COMMISSIONER REIN moved item 6B to Business Items for a discussion.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE REMAINDER OF THE CONSENT CALENDAR.

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

Planning Director Wahba explained the 20-day appeal period for items 6C and 6D.

7. BUSINESS ITEMS

6 B. REQUIREMENTS FOR SILHOUETTES IN RESIDENTIAL DISTRICTS.

Planning Director Wahba explained the reason for the policy, and COMMISSIONER REIN asked whether there should be a timeline for removing silhouettes. Planning Director Wahba agreed to add time constraints on erecting and removing silhouettes.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO RECEIVE AND FILE THE REQUIREMENTS FOR SILHOUETTES IN RESIDENTIAL DISTRICTS WITH THE TIMING ADDITIONS DISCUSSED.

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

- A. PLANNING APPLICATION NO. 12-07; APPLICANT: MR. & MRS. JEFFREY ZUKERMAN; LOCATION: 9 WILDHORSE LANE; A NEIGHBORHOOD COMPATIBILITY FOR A ONE-STORY ADDITION AT THE FRONT, SIDE AND REAR OF A RESIDENCE. A MINOR DEVIATION IS REQUIRED FOR AN ENCROACHMENT INTO THE FRONT YARD AREA.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended continuing the application.

COMMISSIONER BAYER raised the issue of what defines a neighborhood and also opened discussion about the scale of the home.

Planning Director Wahba discussed Neighborhood Compatibility.

COMMISSIONERs REIN and VANDEN BOS discussed lot coverage and the paved road.

At CHAIRMAN O'DAY's invitation, Russ Barto (architect at 3 Malaga Cove Plaza) came forward and reviewed the project.

CHAIRMAN O'DAY and COMMISSIONER VANDEN BOS discussed the project's character and materials with Mr. Barto.

COMMISSIONER BAYER discussed scale with the Mr. Barto.

COMMISSIONER VANDEN BOS questioned the need for an outside stair access.

COMMISSIONER BAYER stated that the design fits in the eclectic neighborhood but the size is a concern.

COMMISSIONER GOLIDA commented that the project has a great design, but Staff has spent a lot of time looking at the project and finds that there are issues with Neighborhood Compatibility and style.

COMMISSIONER VANDEN BOS agreed that this is a tasteful project, but Neighborhood Compatibility is a concern. Although the neighborhood is eclectic, the project uses a mix of elements that make it unusual. Also, the stairway off of the balcony is a concern.

COMMISSIONER SOUTHWELL commented that the design should be toned down to push it more toward a California ranch, rather than French European styling for compatibility. The Minor Deviation cannot be supported due to the scale of the project. There are neighborhoods within Rolling Hills Estates, and then there's Rolling Hills Estates overall with a push for compatibility toward California ranch-style.

CHAIRMAN O'DAY added that right now the applicant has a house that fits a classic textbook ranch-style home. It is beautiful and timeless. A Minor Deviation is not needed because there are alternatives to avoid encroaching into the front yard.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER GOLIDA,

TO CONTINUE PA-12-07 TO A DATE UNCERTAIN TO ALLOW THE APPLICANT AND STAFF TO WORK FURTHER IN REDESIGNING THE PROJECT TO ADDRESS THE NEIGHBORHOOD COMPATIBILITY ISSUES AND OTHER ISSUES RAISED BY THE PLANNING COMMISSION.

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

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 11-07; APPLICANT: DAVID TAYLOR, DDS; LOCATION: 550 DEEP VALLEY DRIVE, SUITE 345; CONDITIONAL USE PERMIT FOR A PROPOSED DENTAL OFFICE USE IN A COMMERCIAL-RETAIL BUILDING WITH EXTERIOR CHANGES, INCLUDING NEW WINDOWS AND APPROXIMATELY 450 SQ. FT. ROOF DECK/PATIO.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended a resolution to approve the application.

COMMISSIONER s GOLIDA and BAYER asked for clarification of the proposed patio area issue, and Associate Planner Thom explained the concern with setting a precedent.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN O'DAY's invitation the applicant, Dr. Dave Taylor, came forward and discussed the conditions placed on the number of patients and operating hours and further explained the proposed patio.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO CLOSE THE PUBLIC HEARING.

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

Staff discussed extending the limitations placed on the operating hours and number of patients and employees.

COMMISSIONERs REIN, VANDEN BOS and BAYER further discussed the proposed patio and the regulations that would be imposed with the new use.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO APPROVE PA 11-07 WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT, AFTER ADJUSTING THE MAXIMUM NUMBER OF PATIENTS LIMIT TO 90 WITH 16 EMPLOYEES PER DAY AND ADJUSTING THE HOURS TO 6:00 A.M. TO 9:00 P.M. MONDAY THROUGH FRIDAY AND 7:00 A.M. TO 3:00 P.M. SATURDAYS, WITH THE EXCEPTION OF EMERGENCY CASES, AND ELIMINATING THE PROPOSED PATIO.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

Staff discussed neighborhood definitions with the Planning Commission and suggested bringing a map back at a future meeting that would identify the neighborhoods in the City for Neighborhood Compatibility purposes.

10. DIRECTOR'S ITEMS

Planning Director Wahba invited the Planning Commission to attend a workshop on May 8 at 6:00 p.m. to look at the Peninsula Village Overlay Zone, specifically to review the Laing Urban project with the City Council.

11. MATTERS OF INFORMATION

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

B. CITY COUNCIL ACTIONS (APRIL 24, 2007).

COMMISSIONER BAYER moved, and COMMISSIONER VANDEN BOS seconded,

TO RECEIVE AND FILE ITEMS 12A AND 12B.

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

12. ADJOURNMENT

At 8:57 p.m. CHAIRMAN O'DAY adjourned the Planning Commission meeting to May 8, 2007, at 6:00 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk