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FEBRUARY 20, 2007

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MINUTES

REGULAR PLANNING COMMISSION MEETING

FEBRUARY 20, 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 VICE-CHAIR O'DAY.

2. **PLEDGE OF ALLEGIANCE**

VICE-CHAIR O'DAY led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: Conway, Southwell, Vanden Bos, Bayer, Rein, Chairman O'Day
Commissioners Absent: None
Staff Present: Planning Director Wahba, Senior Planner Cutler, Assistant Planner Masters

4. **REORGANIZATION OF PLANNING COMMISSION**

CHAIRMAN REIN passed Chairmanship over to VICE-CHAIR O'DAY.

5. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 16, 2007.

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

6. **AUDIENCE ITEMS**

None.

7. **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.
- C. PLANNING APPLICATION NO. 02-07; APPLICANT: PENINSULA SHOPPING CENTER; LOCATION: 44-B PENINSULA CENTER; PRECISE PLAN OF DESIGN FOR AN AMENDMENT TO THE MASTER SIGN PLAN TO ALLOW A THREE-TENANT MONUMENT SIGN ON SILVER SPUR ROAD.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,
TO APPROVE THE CONSENT CALENDAR.

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

Planning Director Wahba explained the 20-day appeal period for PA-02-07.

8. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 25-06; APPLICANT: MR. & MRS. ROBERT COLLINS; LOCATION: 4 RANCHVIEW ROAD; A NEIGHBORHOOD COMPATIBILITY FOR A FIRST AND SECOND STORY ADDITION TO AN EXISTING SINGLE STORY RESIDENCE. MINOR DEVIATIONS ARE REQUIRED TO DECREASE THE FRONT YARD BY LESS THAN 10% AND TO EXCEED ALLOWABLE LOT COVERAGE BY LESS THAN 10%.

Assistant Planner Masters gave a brief Staff Report, as per written material.

COMMISSIONER VANDEN BOS pointed out an error in the statistics and raised his concern with the window in the attic and the possibility of making the space habitable.

At CHAIRMAN O'DAY's invitation, the applicant, Elizabeth Collins, came forward and discussed the design changes and the attic window.

COMMISSIONER BAYER thanked the applicant for working with Staff and coming to a resolution.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE PA 25-06 WITH CONDITIONS, AS STATED IN THE STAFF REPORT, AND THAT THE APPLICANT WORK WITH THE PLANNING DEPARTMENT TO ADDRESS THE ATTIC WINDOW ISSUE.

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

Planning Director Wahba explained the 20-day appeal period.

9. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 29-06; APPLICANT: CRAIG KNICKERBOCKER; LOCATION: 826 DEEP VALLEY DRIVE; REQUEST FOR A CONDITIONAL USE PERMIT, A PRECISE PLAN OF DESIGN, A TENTATIVE TRACT MAP, A GRADING PLAN, AND A VARIANCE TO PERMIT FEWER PARKING SPACES THAN REQUIRED BY CODE FOR THE CONSTRUCTION OF A 16-UNIT CONDOMINIUM COMPLEX AND REMODEL OF AN EXISTING MEDICAL OFFICE BUILDING IN THE COMMERCIAL-GENERAL (CG/MIXED-USE OVERLAY) ZONE.

Senior Planner Cutler gave a brief Staff Report, as per written material.

COMMISSIONER VANDEN BOS and Planning Director Wahba discussed the cumulative impacts of this project and other projects and the conclusion that the traffic impact is less than significant with mitigation.

COMMISSIONER REIN raised the issue of parking and the cumulative scope and magnitude. Senior Planner Cutler gave an overview of parking allocations of the different projects. Planning Director Wahba advised the Commission and audience that there will be a workshop at 7:00 p.m. on Monday, March 19, at the Norris Pavilion to get input from the community as part of a public outreach process and invited all interested parties to attend.

COMMISSIONER CONWAY and Planning Director Wahba discussed the possible number of units per acre and the City's intention in the Mixed-Use Overlay.

CHAIRMAN O'DAY asked about the roof plan, and Senior Planner Cutler advised the Commission that the roof access is for fire department only. CHAIRMAN O'DAY then asked about building materials, and Planning Director Wahba responded that the City Council vetoed the Planning Commission and left those decisions up to the applicants.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN O'DAY's invitation, Craig Knickerbocker (applicant) came forward and addressed the Commission. Mr. Knickerbocker explained how he was caught up in the bureaucracy of the fire department and his encouragement by the City Council members and Staff to apply under the current zoning guidelines while three other projects went the typical route and have already been approved. Mr. Knickerbocker explained the buffer zone that the project has above the peak demand shown in the parking study and that the current tenants will not need to relocate. Mr. Knickerbocker asked that the Commission look at these 16 units separate from the larger Mixed-Use Overlay project.

Keil Maberry (parking engineer with Linscott, Law & Greenspan, Engineers, 1580 Corporate Drive, Suite 122, Costa Mesa) came forward and summarized the residential, commercial and shared parking.

COMMISSIONER CONWAY and Mr. Maberry discussed the degree of accuracy for the Thursday in September that the parking study was conducted. Mr. Knickerbocker added that a pictorial study done previously matched up exactly with this study, and the building is 100 percent occupied.

CHAIRMAN O'DAY asked about access to residential versus commercial parking. Bob Garstein (architect at 2175 West 236th Street, Torrance) came forward and responded. CHAIRMAN O'DAY and Mr. Garstein further discussed parking limitations and enforcements in the CC&Rs, obscuring the view of the roof access staircases that are visible from the street, and the middle walkway where the roofs come together with a gap between the two without covering the stairway.

COMMISSIONER CONWAY and Mr. Knickerbocker discussed the target demographic. There will not be any low-income units, as previously contemplated. However, they will be the least expensive condos in the Palos Verdes Peninsula.

COMMISSIONER REIN asked about the elevation from street grade to the uppermost floors, and Mr. Garstein estimated 60 feet.

COMMISSIONER BAYER asked about the vacant property in the rear, and Mr. Knickerbocker responded that it is owned by the Wynns and will remain as open space.

CHAIRMAN O'DAY and Mr. Knickerbocker briefly discussed geotechnical issues.

Ian Burnett (27755 Longhill Dr. Rancho Palos Verdes), Greg Keenan (23 Sorrel Lane) and Diana Thompson (5711 Ravenspur, #314, Rancho Palos Verdes) addressed the Commission in favor of the application.

Duane Hedrick (tenant at 927 Deep Valley Drive), Linda Herman with the League of Woman Voters of Palos Verdes Peninsula/San Pedro (28070 Ella Road, Rancho Palos Verdes), Kit Fox with the City of Palos Verdes (30940 Hawthorne Boulevard, Rancho Palos Verdes) and Tom Judge (28 Rolling Wood Drive) came forward in opposition to the application. All opposition was related to the cumulative impact on traffic and parking with additional geotechnical concerns raised by Ms. Herman.

CHAIRMAN O'DAY clarified with Staff that this application is coming in under the current General Plan, not as part of the Village Overlay Program Environmental Impact Report,

which Planning Director Wahba confirmed, although it is part of the bigger picture and the total impacts.

Mr. Knickerbocker rebutted the issues raised in opposition to the application and again asked that the Commission consider this Mitigated Negative Declaration separate from the program Environmental Impact Review.

Greg Keenan re-approached and commended the applicant for saving the existing medical/dental space, to which CHAIRMAN O'DAY responded that the Commission recently approved a conditional use in one of the other buildings because of the situation with the doctors needing to relocate.

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

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

COMMISSIONER VANDEN BOS expressed his support for maintaining the medical offices and updating the building. Parking is not a concern, but traffic impact is an issue, even under existing conditions, and the Mitigated Negative Declaration requires analysis of the cumulative impacts of traffic.

COMMISSIONER BAYER commented that she sees this as only 16 one-bedroom units, and the residents may be walking to work, dining, shopping and entertainment. Staff and the applicant have done a wonderful job on this application.

COMMISSIONER CONWAY pointed out that the traffic engineer has identified an impact in the mid-single digits, which cannot have any cumulative effect. When the maximum impact has been reached, the individual project developments should stop. Mixed-Use is smart growth, and residential development is needed in this commercial center. Geotechnical issues are handled by Los Angeles County.

COMMISSIONER SOUTHWELL agreed with COMMISSIONER VANDEN BOS that a Mitigated Negative Declaration is not appropriate for this project, and the cumulative effects on traffic flows need to be considered.

COMMISSIONER REIN stated that he is concerned about the traffic and parking in the neighborhood and is not in favor of the project at this point. The Environmental Impact Review will cover the scope of all the projects.

CHAIRMAN O'DAY is in favor of the project for the same reasons expressed by COMMISSIONER CONWAY. This project fits into the current plan with a Mitigated Negative Declaration and does not need an Environmental Impact Review because it doesn't contemplate the densities under the new Village Overlay Zone. Some parking needs to be addressed, but it is not the applicant's responsibility to correct the issues of other surrounding areas. CHAIRMAN O'DAY expressed concern with some basic day-to-day safety issues and geotechnical issues. However, this is the least invasive and least impactful of the projects that have already been approved, and it stands on its own with its own merits.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,
TO DIRECT STAFF TO PREPARE A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PA 29-06, AS WELL AS THE ADOPTION OF THE ASSOCIATED MITIGATED NEGATIVE DECLARATION, SUBJECT TO THE CONDITIONS OF APPROVAL IDENTIFIED IN THE STAFF REPORT, AS WELL AS THE CONDITION THAT THE ISSUES OF STAIRWELLS BE ADDRESSED TO THE SATISFACTION OF THE PLANNING DEPARTMENT, FOR THE NEXT PLANNING COMMISSION MEETING OF MARCH 5, 2007.

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

Planning Director Wahba recommended several options to the Commission for proceeding after the split vote.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,

TO DIRECT STAFF TO PREPARE A RESOLUTION RECOMMENDING TO THE CITY COUNCIL NON-CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION FOR PA 29-06.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO DIRECT STAFF TO PREPARE A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT, PRECISE PLAN OF DESIGN AND TENTATIVE TRACT OF PA 29-06 IN THE CONTEXT OF THE COMMISSION'S OTHER CONCERNS RELATIVE TO GEOTECHNICAL ISSUES, INADEQUATE RESIDENTIAL PARKING AND GENERAL STAIRWAY ACCESS SAFETY ISSUES.

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

10. COMMISSION ITEMS

COMMISSIONER CONWAY discussed some concern with advertising signage at the intersection of Palos Verdes Drive East and Palos Verdes Drive North. Planning Director Wahba suggested that he speak with Greg Grammer, Assistant to the City Manager.

COMMISSIONER CONWAY further congratulated CHAIRMAN O'DAY on his first meeting.

11. DIRECTOR'S ITEMS

Planning Director Wahba passed around 50-year pins.

A. ASSIGNMENTS FOR EQUESTRIAN COMMITTEE AND TRAFFIC & SAFETY COMMITTEE

COMMISSIONER VANDEN BOS is currently serving on the Traffic & Safety Committee and agreed to serve for another year. COMMISSIONER REIN volunteered to serve on the Equestrian Committee.

B. 2007 PLANNERS INSTITUTE ON MARCH 21 – 23, 2007

Planning Director Wahba suggested that the Commissioners attend.

12. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (FEBRUARY 6, 2007)

B. CITY COUNCIL ACTIONS (FEBRUARY 13, 2007)

COMMISSIONER CONWAY moved, and COMMISSIONER BAYER seconded,

TO RECEIVE AND FILE ITEMS 12A AND 12B.

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

13. ADJOURNMENT

At 10:00 p.m. CHAIRMAN O'DAY adjourned the Planning Commission meeting to March 5, 2007, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk