

INDEX

REGULAR PLANNING MINUTES

NOVEMBER 17, 2008

<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 (November 3, 2008)</u>
	<u>AUDIENCE ITEMS</u>
	<u>CONSENT CALENDAR</u>
	<u>BUSINESS ITEMS</u>
	NONE
	<u>PUBLIC HEARINGS</u>
1-2	A. PLANNING APPLICATION NO. 31-08; APPLICANT: MR. & MRS. PHILIP AMBROSE; LOCATION: 9 DAPPLEGRAY LANE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS TO AN EXISTING SINGLE STORY RESIDENCE. A MINOR DEVIATION IS REQUIRED TO EXCEED ALLOWABLE LOT COVERAGE BY LESS THAN 10%. A VARIANCE IS REQUIRED FOR AN ENCROACHMENT INTO THE REQUIRED 25' MINIMUM FRONT YARD SETBACK.
2-4	B. PLANNING APPLICATION NO. 32-08; APPLICANT: MR. & MRS. MASATOSHI MATSUO; LOCATION: 48 EMPTY SADDLE ROAD; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A FIRST AND SECOND STORY ADDITION TO AN EXISTING SINGLE STORY HOME. MINOR DEVIATIONS ARE REQUIRED TO DECREASE THE REAR YARD SETBACK BY UP TO 10% AND TO DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10%. A VARIANCE IS REQUIRED TO EXCEED THE ALLOWABLE FRONT YARD COVERAGE.
4	<u>COMMISSION ITEMS</u>
	<u>DIRECTOR'S ITEMS</u>
	<u>MATTERS OF INFORMATION</u>
	NONE
	<u>ADJOURNMENT</u>

MINUTES

REGULAR PLANNING COMMISSION MEETING

NOVEMBER 17, 2008

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 CONWAY.

2. **PLEDGE OF ALLEGIANCE**

COMMISSIONER SOUTHWELL led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

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

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 3, 2008.

There being no objection, CHAIRMAN CONWAY so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

None.

8. **PUBLIC HEARINGS**

A. PLANNING APPLICATION NO. 31-08; APPLICANT: MR. & MRS. PHILIP AMBROSE; LOCATION: 9 DAPPLEGRAY LANE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS TO AN EXISTING SINGLE STORY RESIDENCE. A MINOR DEVIATION IS REQUIRED TO EXCEED ALLOWABLE LOT COVERAGE BY LESS THAN 10%. A VARIANCE IS REQUIRED FOR AN ENCROACHMENT INTO THE REQUIRED 25' MINIMUM FRONT YARD SETBACK.

Assistant Planner Masters gave a brief Staff Report, as per written material, and recommended support of the application.

COMMISSIONER BAYER asked for the definition of a front yard, and Planning Director Wahba discussed point of access, driveway location and front door direction.

COMMISSIONER SOUTHWELL asked about the horsekeeping ordinance, and Planning Director Wahba explained how this property would only need to comply if it was more than a 50% remodel.

COMMISSIONER REIN asked about the location of the mailbox, and Planning Director Wahba responded that is on Dapplegray but could be moved to Buckskin along with a change of address if the applicant so desired.

COMMISSIONER BAYER moved, seconded by COMMISSIONER REIN,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN CONWAY'S invitation, Julia Ambrose (applicant) came forward and gave an overview of the project.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONERS REIN, BAYER and SOUTHWELL discussed the craftsman style elements of the home versus staying true to the ranch style community. Planning Director Wahba stated that the Staff position is that it is compatible with ranch style and is suited to the Dapplegray neighborhood where several others of like style have been permitted.

COMMISSIONER BAYER moved, seconded by CHAIRMAN CONWAY,

TO DIRECT STAFF TO BRING BACK A RESOLUTION TO APPROVE PA-31-08.

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

B. PLANNING APPLICATION NO. 32-08; APPLICANT: MR. & MRS. MASATOSHI MATSUO; LOCATION: 48 EMPTY SADDLE ROAD; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A FIRST AND SECOND STORY ADDITION TO AN EXISTING SINGLE STORY HOME. MINOR DEVIATIONS ARE REQUIRED TO DECREASE THE REAR YARD SETBACK BY UP TO 10% AND TO DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10%. A VARIANCE IS REQUIRED TO EXCEED THE ALLOWABLE FRONT YARD COVERAGE.

Assistant Planner Masters gave a brief Staff Report, as per written material. Staff is in support of the Variance and Minor Deviation but does not support Neighborhood Compatibility at this time.

COMMISSIONER CONWAY discussed with Staff the element of the circular driveway and the square footage to eliminate in order to bring the front yard back to 45%.

COMMISSIONER BAYER asked Staff if there was any feedback from the Homeowners Association, and Staff reported that there was none and that it is a volunteer association.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,

TO OPEN THE PUBLIC HEARING.

AYES: Southwell, Bayer, Rein, Chairman Conway

NOES: None

ABSTAIN: None

ABSENT: O'Day, Golid, Scott

At CHAIRMAN CONWAY'S invitation, Barbara Greene (Architect at 2122 Laurelwood Drive, Thousand Oaks, CA) came forward on behalf of the applicants and gave a brief history of the project and addressed privacy and view impacts expressed by the neighbors.

CHAIRMAN CONWAY advised that privacy is not the issue but massing and the wedding cake effect are at issue with the Commission. COMMISSIONER BAYER agreed that the project is unbroken and massive.

Planning Director Wahba advised that Staff would like to see the applicants explore other opportunities that would not result in such a significant size. Some possibilities were discussed among the applicant, Staff and the Commission for further discussion at the Staff level.

Jonathan Evans (28 Empty Saddle) came forward in opposition to the project due to massiveness and privacy issues. As the most effected neighbor, Mr. Evans also expressed his concern with changing the character of the neighborhood and setting precedents for second story additions. CHAIRMAN CONWAY clarified that second stories are permitted within the city.

Angela Tang (26 Empty Saddle) came forward in opposition to the project due to both mass and privacy. Although Ms. Tang appreciates the need for the update to the home, looking at the new structure would be similar to looking straight up at an IMAX screen.

Pat Chofin (30 Empty Saddle) came forward in opposition to the project as the least effected neighbor. Mr. Chofin is in support of maintaining the current rural atmosphere and does not want to see the quality of light effected. Mr. Chofin is also concerned with the snowball effect and other neighbors considering second story additions.

A neighbor (47 Empty Saddle) came forward in opposition to the project and was concerned with privacy issues and would not like to see a window open directly into his front yard.

Barbara Greene re-approached on behalf of the applicant and pointed out that there are quite a few sizable two-story homes in the neighborhood.

CHAIRMAN CONWAY clarified that having a second story is not an issue, but rather a design of the second story regarding visibility and mass. Planning Director Wahba agreed and added that size should come down somewhere closer to 4,000 square feet but certainly under 4,500 square feet, and the Commission agreed.

COMMISSIONER BAYER added that the appearance of the mass needs to be reduced, and COMMISSIONER SOUTHWELL added that the stark and unbroken walls needs to be addressed.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,

TO CLOSE THE PUBLIC HEARING.

AYES: Southwell, Bayer, Rein, Chairman Conway

NOES: None

ABSTAIN: None

ABSENT: O'Day, Golid, Scott

COMMISSIONER REIN moved, seconded by COMMISSIONER BAYER,

TO CONTINUE PA-32-08 TO A DATE UNCERTAIN TO ALLOW THE APPLICANT TO WORK WITH STAFF TO REDESIGN THE SECOND STORY ADDITION, REDUCING THE SIZE AND APPEARANCE OF MASS FROM THE ADJACENT NEIGHBORS.

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

9. COMMISSION ITEMS

None.

10. DIRECTOR'S ITEMS

Planning Director Wahba asked about pushing the next meeting to December 15, and all Commissioners agreed.

Planing Director Wahba also asked that the Commissioners to please leave their plan drawings behind for Staff to reuse after the meetings.

11. MATTERS OF INFORMATION

None.

12. ADJOURNMENT

At 8:35 p.m. CHAIRMAN CONWAY adjourned the Planning Commission meeting to December 15, 2008, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk