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REGULAR PLANNING MINUTES

JULY 14, 2008

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MINUTES

REGULAR PLANNING COMMISSION MEETING

JULY 14, 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 REIN led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: O'Day, Southwell, Bayer, Rein, Golida, Scott, Chairman Conway
Commissioners Absent: None
Staff Present: Principal Planner Cutler, Associate Planner Thom, Assistant Planner Masters

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER SCOTT,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JUNE 30, 2008.

There being no objection, CHAIRMAN CONWAY 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.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

There being no objection, CHAIRMAN CONWAY so ordered.

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 04-08; APPLICANT: MR. & MRS. WILLIAM LIU; LOCATION: 29309 STONECREST ROAD; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS AT THE FRONT, SIDE AND REAR OF AN EXISTING TWO-STORY RESIDENCE. MINOR DEVIATIONS ARE REQUIRED TO 1) DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10%; AND 2) TO CONTINUE A LEGAL NONCONFORMING SIDE YARD SETBACK.

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

At CHAIRMAN CONWAY'S invitation, Roger Lindeman (architect at 23402 Sidlee Place, Harbor City) came forward and reviewed the modifications to the project to address the concerns of the Commission.

COMMISSIONER O'DAY expressed his appreciation for the design improvements and high-quality of craftsmanship.

CHAIRMAN CONWAY agreed and thanked Mr. Lindeman for his cooperation with Staff.

COMMISSIONER BAYER also agreed and added that the new design is now quite compatible with the neighborhood.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE PA-04-08 TO WITH THE CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

Principal Planner Cutler explained the 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 16-08; APPLICANT: LINDAMOOD-BELL LEARNING PROCESSES; LOCATION: 550 DEEP VALLEY DRIVE; A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING LEARNING-TUTORIAL CENTER.

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

COMMISSIONER BAYER asked for clarification of the maximum number of students between the Staff Report and the Resolution. Associate Planner Thom explained that the previous Conditional Use Permit provided for 15 students, and the application is now for 22 students.

COMMISSIONER O'DAY asked whether 22 was the City's limit or the request of the applicant. Associate Planner Thom clarified that it was the request of the applicant.

CHAIRMAN CONWAY asked about any current impact on parking, and Associate Planner Thom clarified that there has been none.

COMMISSIONER BAYER moved, seconded by COMMISSIONER O'DAY,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN CONWAY'S invitation, Marianne Emigh (applicant's representative at 550 Deep Valley Drive, Suite 291) came forward and discussed the maximum number of students, peak periods, ages and hours with COMMISSIONERS O'DAY, SCOTT, BAYER and GOLIDA.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOUTHWELL,
TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER O'DAY suggested increasing the maximum number of students to 25 in order to avoid reapplications in the future.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER GOLIDA,
TO APPROVE PA-16-08 WITH THE MODIFICATION TO ALLOW FOR UP TO 25 STUDENTS AT ANY GIVEN POINT.

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

Principal Planner Cutler explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER SOUTHWELL advised the Commissioners that Congress passed the Community Building Code Administration Grant Act. If the Senate passes this Act, it will be the first Federal law where local Planning Departments can directly apply to the Federal government for grants for Code enforcement and other local community planning.

COMMISSIONER O'DAY asked for an update on the property at the corner of Conestoga and Estribo Drives, and Principal Planner Cutler said she will follow-up with the Zoning and Code Administrator.

CHAIRMAN CONWAY suggested actions to minimize illegal "garage sale" signs, etc. and advised that the persons who place the signs should retrieve them when done with them.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

None.

12. ADJOURNMENT

At 7:50 p.m. CHAIRMAN CONWAY adjourned the Planning Commission meeting to August 4, 2008, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk