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REGULAR PLANNING MINUTES

APRIL 14, 2008

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2	<u>BUSINESS ITEMS</u> None. <u>PUBLIC HEARINGS</u>
2-3	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 DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10% AND TO CONTINUE A LEGAL NONCONFORMING SIDE YARD SETBACK. A VARIANCE IS REQUIRED TO ENCROACH INTO THE REQUIRED HEIGHT-TO-SETBACK RATIO.
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MINUTES

REGULAR PLANNING COMMISSION MEETING

APRIL 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**

CHAIRMAN CONWAY led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

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

4. **APPROVAL OF MINUTES**

COMMISSIONER O'DAY moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 31, 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.
- B. PLANNING APPLICATION NO. 08-08; APPLICANT: COUNTRYWIDE; LOCATION: 19 PENINSULA CENTER; A PRECISE PLAN OF DESIGN FOR A LOGO ON A PREVIOUSLY-APPROVED BUSINESS IDENTIFICATION SIGN.
- C. PLANNING APPLICATION NO. 09-08; APPLICANT: MEDAWAR FINE JEWELERS; LOCATION: 810 SILVER SPUR ROAD #810C; A PRECISE PLAN OF DESIGN APPLICATION TO ALLOW AN ILLUMINATED BUSINESS IDENTIFICATION SIGN WITH A LOGO.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE THE CONSENT CALENDAR.

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

7. BUSINESS ITEMS

None.

8. PUBLIC HEARINGS

- 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 DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10% AND TO CONTINUE A LEGAL NONCONFORMING SIDE YARD SETBACK. A VARIANCE IS REQUIRED TO ENCROACH INTO THE REQUIRED HEIGHT-TO-SETBACK RATIO.

Assistant Planner Masters gave a brief Staff Report, as per written material, and advised the Commission that other than the height-to-setback ratio, Staff has reached a compromise on all other aspects of the application and is in support of portions of the Neighborhood Compatibility Determination and Minor Deviation request but not the Variance request.

COMMISSIONER GOLIDA asked for clarification on the compromise reached with the applicant, as the Staff Report indicates that the finding with respect to scale has not been met. Planning Director Wahba explained that Staff has suggested changes to the applicant in order to meet the finding.

COMMISSIONER REIN asked about the list of houses provided in the Staff Report and the separate list provided to the Commissioners. Assistant Planner Masters explained the difference. Planning Director Wahba estimated that there are around 20 RHE homes in that neighborhood, out of a total neighborhood of around 250 homes.

CHAIRMAN CONWAY asked about the existing side yard setbacks on the east and west elevations, and Planning Director Wahba clarified that they will remain the same at 7'.

COMMISSIONER REIN moved, seconded by COMMISSIONER GOLIDA,

TO OPEN THE PUBLIC HEARING.

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

At CHAIRMAN CONWAY'S invitation, Roger Lindeman (architect at 23402 Sidlee Place, Harbor City) came forward and explained that the case is unique to the neighborhood, due to the convergence of the property line and the considerable narrowing of the side yard toward the front of the property. Mr. Lindeman also explained the building height reconfiguration, which will be less of an intrusion than it is currently and described the specifics of the project.

CHAIRMAN CONWAY asked Mr. Lindeman to speak to the hardship this property faces, which is a finding that must be met for the Variance. Mr. Lindeman responded that the property line makes a rapid convergence toward the front. CHAIRMAN CONWAY commented that is a design issue, not a property hardship. Mr. Lindeman maintained that the appearance of the house will not change appreciably by removing the 18" projection into the height-to-setback ratio.

COMMISSIONER O'DAY asked for data to support the argument that the lot is the skinniest in the neighborhood in the front. Mr. Lindeman responded that it is clear from looking at the area map that the radius at that point is severe, but he does not have any numerical data of the frontage relative to the frontage of the other homes.

COMMISSIONER GOLIDA asked the applicant for comments with respect to Staff's finding on the scale of the project. Planning Director Wahba explained that the Rancho Palos Verdes Variance and Neighborhood Compatibility ordinances are similar, but the height-to-setback ratio application is different. Staff was told that the project would comply with the Rancho Palos Verdes zoning requirements if this property was located

in RPV. Mr. Lindeman added that Staff's comments regarding the stark and unbroken walls has been addressed, and it is a pleasing design that is compatible with the other homes.

COMMISSIONER REIN asked for further clarification with respect to negotiations between Staff and applicant. Planning Director Wahba explained that resolution of the height-to-setback ratio will resolve the Variance issue. Also, if the plate height comes down on the first floor and/or the second floor is pushed back, for example, the mass of the north elevation could be broken up and found to be compatible.

COMMISSIONER REIN commented that he can't support a Variance that ignores the height-to-setback ratio on a property that's already got a 7' side yard setback. There is a lot of room to improve.

COMMISSIONER O'DAY and Planning Director Wahba discussed extending the shed roof and other possible solutions.

COMMISSIONER O'DAY commented that the current wall is not aesthetically pleasing and looks massive, stark and unbroken, so hampering improvements would not be ideal. However, there are no grounds for the Variance findings.

COMMISSIONER REIN moved, seconded by COMMISSIONER O'DAY,

TO CONTINUE PA-04-08 TO A DATE UNCERTAIN TO ALLOW THE APPLICANT TO WORK WITH STAFF IN REDESIGNING THE PROPOSED RESIDENCE TO ACHIEVE A LESS BULKY APPEARANCE, TO AVOID STARK AND UNBROKEN WALLS ON THE NORTH ELEVATION, AND TO ELIMINATE THE VARIANCE APPLICATION.

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

B. PLANNING APPLICATION NO. 05-08; APPLICANT: BRITEMINDS LEARNING CENTER; LOCATION: 810 SILVER SPUR ROAD, SUITE D; A CONDITIONAL USE PERMIT TO ALLOW A LEARNING/TUTORIAL USE IN THE COMMERCIAL GENERAL ZONE.

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

COMMISSIONER GOLIDA asked if the drop-off and pick-up would be on Silver Spur. Associate Planner Thom responded that it would be on Silver Spur at the frontage or within the site.

COMMISSIONER SOUTHWELL asked about any overlap with other business during peak hours. Associate Planner Thom responded that there may be a total of 12 people on site at any one time, and the traffic consultant felt there would be no significant traffic impact.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER GOLIDA,

TO OPEN THE PUBLIC HEARING.

There being no objection, CHAIRMAN CONWAY so ordered.

At CHAIRMAN CONWAY'S invitation, Hector Gomez (applicant) came forward and summarized the relocation process.

Gerald Agnew (50 Santa Barbara Drive, RPV) came forward in support of the application. Mr. Agnew is thrilled that the Center is staying in the community and encouraged full consideration as a very valuable community business providing a wonderful service to many families and children.

Linda Nanji (1132 Granvia Altamira, PVE) came forward and agreed with Mr. Agnew and has not seen any parking utilized by the parents, because the children are dropped off and picked up.

Liz Winokur (25 Via Granada, RHE) also came forward in support of the project and added that she has never seen any traffic at the Center. The Center is very necessary in the neighborhood, and it would be terrible if they went off the hill, which would add to the congestion of going up and down the hill.

Jana Rodich (57 Santa Barbara Drive, RPV) came forward in support of the project, stating that Briteminds has been nurturing and loving with all of her children and are instrumental in the development of their character and self-esteem. The academics on the hill, both public and independent, have high curriculum, and the residents are blessed to have the Center for the benefit of the families.

Rosa Easton (25 Santa Barbara Drive, RPV) also came forward and expressed her hope that the Center stays in RHE. Although parents are invited in any time, most communication is done through teleconferencing, eliminating any possible parking issues.

Julie Nagelhowt (16 Crest Road West, RH) came forward and agreed with the other speakers, adding that keeping the Center in the area will benefit more children, even after our children have gone through.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER SOUTHWELL,
TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER O'DAY moved, seconded by COMMISSIONER SOUTHWELL,
TO ADOPT RESOLUTION NO. PA-05-08, INCLUDING THE SPECIAL
CONDITIONS.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER O'DAY asked for an update on the roof of the 27647 Saddle Road project. Associate Planner Thom responded that staff approved the red-brown color tile based on the Neighborhood Compatibility of the Larga Vista neighborhood.

10. DIRECTOR'S ITEMS

Planning Director Wahba reminded the Commissioners of the upcoming Contract Cities Conference from May 29 to through June 1. The City of Rolling Hills Estates is hosting this year.

Planning Director Wahba also advised that City Council will interview for the new Planning Commissioner at their next Council meeting, and there will hopefully be a new Commissioner sitting on the Commission for the first meeting of May.

11. MATTERS OF INFORMATION

A. CITY COUNCIL ACTIONS (APRIL 8, 2008)

COMMISSIONER REIN moved, and COMMISSIONER O'DAY seconded,
TO RECEIVE AND FILE ITEM 11A.

There being no objection, CHAIRMAN CONWAY so ordered.

12. ADJOURNMENT

At 8:30 p.m. CHAIRMAN CONWAY adjourned the Planning Commission meeting to May 5, 2008, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk