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**REGULAR PLANNING MINUTES**

**MAY 5, 2008**

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**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**MAY 5, 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, Bayer, Rein, Golida, Scott, Chairman Conway  
Commissioners Absent: None  
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 APRIL 14, 2008 WITH A CORRECTION FOR ITEM "8 B" READING TO READ: "TO OPEN THE PUBLIC HEARING".

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. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER BAYER moved, seconded by COMMISSIONER O'DAY,

TO APPROVE THE CONSENT CALENDAR.

There being no objection, CHAIRMAN CONWAY so ordered.

7. **BUSINESS ITEMS**

- A. PLANNING APPLICATION NO. 10-08; APPLICANT: MR. JON SKUMPIJA; LOCATION: 26041 MARINA DRIVE; A GRADING APPLICATION TO CONSTRUCT A 5' MAXIMUM HIGH RETAINING WALL AND CUT APPROXIMATELY 13 CUBIC YARDS OF EARTH MATERIAL.

Assistant Planner Masters gave a brief Staff Report, as per written material, and advised that Staff is in support of the request.

COMMISSIONER BAYER asked whether the 13 cubic yards of grading will be redistributed or exported. Assistant Planner Masters responded that they would be exported, and Planning Director Wahba clarified that the amount of grading is not significant, and exporting such a small amount is common.

COMMISSIONER GOLIDA asked about the accuracy of the answers on the grading application, specifically the answers to items B and D3. The Commission takes these applications seriously, and they should be taken seriously by those submitting them.

COMMISSIONER BAYER agreed, stating that the answers to cutting, hauling and grading are inaccurate, and the application should be corrected.

COMMISSIONER REIN pointed out that the addition of the house is intruding into the hillside, and Planning Director Wahba responded that it was originally approved that way with a retaining wall.

COMMISSIONER CONWAY suggested that the City establish a format for the content of plans being submitted, as there was information contained in these plans that were immaterial to the subject and pointless for making decisions. Planning Director Wahba advised that the request would be taken to City Council.

COMMISSIONER BAYER moved, seconded by COMMISSIONER O'DAY,

TO APPROVE PA-10-08.

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

Planning Director Wahba explained the 20-day appeal period.

## 8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 11-08; APPLICANT: PALOS VERDES ACUPUNCTURE & WELLNESS CENTER; LOCATION: 50-D PENINSULA CENTER; A CONDITIONAL USE PERMIT TO ALLOW AN ACUPUNCTURE CENTER (MEDICAL USE) WITHIN THE COMMERCIAL GENERAL (C-G) ZONE; AND A PRECISE PLAN OF DESIGN TO ALLOW A LOGO ON A NEW BUSINESS IDENTIFICATION SIGN.

Associate Planner Thom gave a brief Staff Report, as per written material, and advised that Staff is in support of the application with special conditions.

COMMISSIONER SOUTHWELL suggested expanding the limit of the number of patients per day, and COMMISSIONERS Conway and Scott agreed.

COMMISSIONER GOLIDA asked what the prior use was, and Planning Director Wahba responded that it was a men's clothing store.

COMMISSIONER BAYER moved, seconded by COMMISSIONER GOLIDA,

TO OPEN THE PUBLIC HEARING.

There being no objection, CHAIRMAN CONWAY so ordered.

At CHAIRMAN CONWAY'S REQUEST, Julie Greif (6402 Via Baron, Rancho Palos Verdes) came forward and briefly explained her old-fashioned operating style and that she doesn't overbook patients.

COMMISSIONERS CONWAY and O'DAY and Ms. Greif discussed extending the limit on the operating hours and number of patients.

COMMISSIONER BAYER and Ms. Greif discussed the colors on the sign.

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

There being no objection, CHAIRMAN CONWAY so ordered.

COMMISSIONER BAYER moved, seconded by COMMISSIONER O'DAY,

TO APPROVE PA-11-08 WITH THE HOURS OF OPERATION AMENDED TO  
BE LIMITED TO 8:00 A.M. TO 9:00 P.M. AND THE MAXIMUM NUMBER OF  
PATIENTS AMENDED TO BE LIMITED TO 12 PER DAY.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER O'DAY advised that the vacant home at Conestoga and Estribo Drives has become a local teenage hangout, including use of the pool as a skateboard park. Planning Director Wahba responded that he would advise the Zoning and Code Administrator.

COMMISSIONER BAYER welcomed the new Commissioner, Tim Scott. COMMISSIONER Scott expressed his pleasure at joining the group.

COMMISSIONER CONWAY pointed out that the Knickerbocker item will be coming back to the Commission. COMMISSIONER O'DAY added that the City Council voted 3 to 2 to figure out a way to approve two homes on that property. The restrictions have been removed, but Council is looking for improvements in the aesthetic elements of what they consider the gateway to the city.

COMMISSIONER REIN asked about traffic concerns at that meeting, and COMMISSIONER O'DAY responded that there was some concern by a couple of the Council members, but the others did not object to the ingress and egress off of Rolling Hills Road. Also, the traffic report indicated a slight drop in traffic on that road over the past ten years.

10. DIRECTOR'S ITEMS

Planning Director Wahba welcomed COMMISSIONER SCOTT to the Commission and advised that the next meeting will be canceled. The upcoming Contract Cities Conference and shirts were then discussed.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (APRIL 15, 2008).

B. CITY COUNCIL ACTIONS (APRIL 22, 2008).

COMMISSIONER BAYER moved, and COMMISSIONER REIN seconded,

TO RECEIVE AND FILE ITEMS 11A and B.

There being no objection, CHAIRMAN CONWAY so ordered.

12. ADJOURNMENT

At 8:00 p.m. CHAIRMAN CONWAY adjourned the Planning Commission meeting to June 2, 2008, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk