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**APRIL 20, 2009**

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**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**APRIL 20, 2009**

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 CHAIRWOMAN BAYER.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Huff, Southwell, Rein, Scott, Chairwoman Bayer  
Commissioners Absent: O'Day, Conway  
Staff Present: Planning Director Wahba, Associate Planner Kelley Thom,  
Assistant Planner Jason Masters

4. **APPROVAL OF MINUTES**

COMMISSIONER HUFF moved, seconded by COMMISSIONER SCOTT,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 2, 2009.

There being no objection, CHAIRWOMAN BAYER so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER REIN moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE CONSENT CALENDAR.

AYES: Huff, Southwell, Rein, Scott, Chairwoman Bayer  
NOES: None  
ABSTAIN: None  
ABSENT: O'Day, Conway

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 36-08; APPLICANT: TED WYNNE; LOCATION: 901 & 905 DEEP VALLEY DRIVE; A PRECISE PLAN OF DESIGN APPLICATION TO ESTABLISH A MASTER SIGN PLAN FOR THE ROLLING HILLS VILLAS CONDOMINIUM PROJECT.

Planning Director Wahba gave a brief Staff Report, as per written material, and recommended approval with the two revisions mentioned in the Staff Report.

COMMISSIONER BAYER asked whether the applicant was willing to go along with the conditions, and Don Wynne (901 and 905 Deep Valley Drive) came forward and acknowledged that the revisions are agreeable.

COMMISSIONER SOUTHWELL moved, seconded by COMMISSIONER SCOTT,  
TO APPROVE PA-36-08 WITH REVISIONS, AS PER STAFF REPORT.

AYES: Huff, Southwell, Rein, Scott, Chairwoman Bayer  
NOES: None  
ABSTAIN: None  
ABSENT: O'Day, Conway

B. PLANNING APPLICATION NO. 09-09; APPLICANT: MR. & MRS. ANDY RIFKIN; LOCATION: 22 HILLCREST MANOR; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A SECOND STORY ADDITION, INCLUDING AN EXPANSION OF THE REAR YARD SECOND STORY DECK, TO AN EXISTING SPLIT-LEVEL HOME.

Assistant Planner Masters gave a brief Staff Report, as per written material, and recommended approval with standard conditions, although the Commission may wish to consider reducing the mass and scale and continue to a date uncertain to allow Staff to continue working with the applicant.

COMMISSIONER SCOTT asked about alternatives considered for the roof over the deck, and Assistant Planner Masters responded that it was talked about but not explored.

At CHAIRWOMAN BAYER'S invitation, Christian Varela (designer at 4550 N. Figueroa Street, Los Angeles) came forward to answer any concerns.

COMMISSIONER SCOTT asked about the large deck and pointed out the history of City Council's compromise over privacy, and Mr. Varela explained the applicant's need for the large deck and the roof.

COMMISSIONERS SOUTHWELL and BAYER and Mr. Varela discussed the lighting plans.

William Davidson (interior designer at 1332½ Kellan Avenue, Los Angeles) came forward in support of the project. Mr. Kellan explained the project and the applicant's need for the deck.

Stan Koyanasi (4 Horseshoe Lane) came forward in opposition to the project. Mr. Koyanasi read the letter he submitted to the Planning Department and discussed the issues associated with this property in 1995 and the compromises made at that time. Mr. Koyanasi takes issue with the mass of the project and the visual effect of the roof over the deck.

COMMISSIONER SCOTT asked about the landscape easement, and Assistant Planner Masters and Planning Director Wahba explained the history of the easement. COMMISSIONER SCOTT commented that the deck is large, too excessive and cannot be approved without it cut back and changed to a hip roof. Also, the gate is important and should be a condition of approval.

COMMISSIONER REIN and Planning Director Wahba discussed the City's interpretation of decks versus building space. COMMISSIONER REIN then commented that neither side has given a compelling case. This is a massive structure, especially without landscape screening trees, and should be reduced and changed to a hip roof to assuage the neighbors.

COMMISSIONER SOUTHWELL commented that the proposed deck gives the appearance of making a big house even more massive. The deck should be reduced, and the roof over the deck should be removed and replaced with a hip roof or trellis. Also, on a second-story deck there should be restrictions on what can be out on the deck (e.g., discourage storage of exercise machines, etc.), and lighting should not be intrusive to the neighbors.

COMMISSIONER HUFF commented that it is important to consider the concerns of neighbors whenever possible, and there should be some adjustment to the roof and size of the deck.

CHAIRWOMAN BAYER commented that 14 years ago these houses went up with everybody believing that this type of thing wouldn't happen, and this would be just the beginning. The City needs to be careful not to impinge on those agreements.

COMMISSIONER SCOTT moved, seconded by COMMISSIONER SOUTHWELL,

TO CONTINUE PA-09-09 TO A DATE UNCERTAIN TO ALLOW STAFF TO WORK WITH APPLICANT TO ADDRESS THE COMMISSION'S CONCERNS.

AYES: Huff, Southwell, Rein, Scott, Chairwoman Bayer  
NOES: None  
ABSTAIN: None  
ABSENT: O'Day, Conway

C. PLANNING APPLICATION NO. 10-09; APPLICANT: MR. & MRS. MICHAEL MAY; LOCATION: 9 BROKEN BOW LANE; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A PROPOSED ONE-STORY ADDITION AND A SECOND STORY DECK TO AN EXISTING SINGLE STORY RESIDENCE. MINOR DEVIATIONS ARE REQUIRED 1) TO DECREASE THE FRONT YARD BY NO MORE THAN 10%; 2) FOR AN ENCROACHMENT INTO THE FRONT YARD WHICH DOES NOT PROJECT BEYOND THE FORWARDMOST BUILDING LINE; AND 3) TO CONTINUE A LEGAL NONCONFORMING SIDE YARD SETBACK.

Associate Planner Thom gave a brief Staff Report, as per written material, and pointed out that a comment had been received from the daughter of the owner of the property at 11 Broken Bow regarding a potential privacy impact.

COMMISSIONER SCOTT asked how far below the pad level the deck would be, and Associate Planner Thom responded that it would be between 11 and 12 feet at the rear elevation with approximately a 9 foot difference between the two building pads.

COMMISSIONER SCOTT then pointed out that he would be more concerned with #5 Broken Bow, and Associate Planner Thom responded that #5 has signed off on the project.

At CHAIRWOMAN BAYER'S invitation, Luis DeMoraes (architect at 6101 W. Centinela Avenue, Culver City) came forward and summarized the project and the neighbors in support of the project. Mr. DeMoraes explained that #11 has been vacant for a bit of time, and the daughter lives in a different state. The applicant has met the requirements for meeting notices, the pad is 10 to 12 feet higher than the pad of the house, privacy concerns can be mitigated with landscape or additional screening, the deck is 80 feet away from side of the house, and the applicant is eager to get going and not be delayed by the out-of-state daughter.

Michael May (applicant) came forward and explained that the project improves the neighborhood and maintains the natural topography.

COMMISSIONER SCOTT commented that it is a nice design and modestly keeps within Neighborhood Compatibility. The only concern is the privacy of the backyard next door, but they are in support of the project. However, the neighbor at #11 should be given a chance to become comfortable with the project or voice her objections.

COMMISSIONER SOUTHWELL recommended that the application be put on the consent calendar for the next meeting, giving the neighbor at #11 the opportunity to meet with Staff when she is in town and possibly be heard at the next meeting.

COMMISSIONER SOUTHWELL moved, seconded by COMMISSIONER REIN,

TO APPROVE PA-10-09 ON THE CONSENT CALENDAR AT THE NEXT MEETING OF MAY 4.

AYES: Huff, Southwell, Rein, Scott  
NOES: None  
ABSTAIN: Chairwoman Bayer  
ABSENT: O'Day, Conway

D. PLANNING APPLICATION NO. 11-09; APPLICANT: U.S. BANK; LOCATION: 801 SILVER SPUR ROAD; A PRECISE PLAN OF DESIGN TO PERMIT A BUSINESS IDENTIFICATION SIGN WITH A LOGO.

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

COMMISSIONER REIN moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE PA-11-09 WITH THE CONDITION OUTLINED IN THE STAFF REPORT.

AYES: Huff, Southwell, Rein, Scott, Chairwoman Bayer  
NOES: None  
ABSTAIN: None  
ABSENT: O'Day, Conway

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

CHAIRWOMAN BAYER welcomed Britt Huff to the Commission.

Planning Director Wahba answered questions from the Commission on the items listed in the Code Enforcement Report.

CHAIRWOMAN BAYER also asked about the house on Bluemound and pointed out that the Crawford property at Rockbluff and Willowood is overgrown.

COMMISSIONER SCOTT asked for a Gale property update, and Planning Director Wahba responded that the Gales are relocating the solar panels onto the house and that this application would be coming back at the next Planning Commission meeting.

COMMISSIONER SOUTHWELL advised that the fence is missing at the Streeter property, and skateboarders could get hurt in the empty swimming pool.

10. DIRECTOR'S ITEMS

A. INDIAN WELLS CONTRACT CITIES CONFERENCE, MAY 14-17, 2009.

Planning Director Wahba invited the Commission to attend the Indian Wells Contract Cities conference May 14 through May 17 and the April 22 Contract Cities party on the library rooftop.

11. MATTERS OF INFORMATION

A. CITY COUNCIL ACTIONS (MARCH 10, 2009).

B. CITY COUNCIL ACTIONS (APRIL 7, 2009)

COMMISSIONER SCOTT moved, and COMMISSIONER REIN seconded,

TO RECEIVE AND FILE ITEMS 11A and B.

There being no objection, CHAIRWOMAN BAYER so ordered.

12. ADJOURNMENT

At 8:55 p.m. CHAIRWOMAN BAYER adjourned the Planning Commission meeting to May 4, 2009, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk