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**OCTOBER 19, 2009**

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**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**OCTOBER 19, 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 REIN led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

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

4. **APPROVAL OF MINUTES**

COMMISSIONER SCOTT, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 14, 2009.

There being no objection, CHAIRWOMAN BAYER 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 O'DAY moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE CONSENT CALENDAR.

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

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 31-09; APPLICANT: INKA WASI; LOCATION: 40 PENINSULA CENTER; A PRECISE PLAN OF DESIGN FOR THE PROPOSED BUSINESS IDENTIFICATION SIGN AND LOGO.

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

COMMISSIONER SCOTT asked why a Precise Plan of Design application comes before the Commission if the application has no Variance and is in conformance with the plan for the Peninsula Center.

Planning Director Wahba responded that it is because there is a logo, and then discussed the history of the City's evolving tolerance levels with logos. Planning Director Wahba will discuss this procedurally with City Council.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER SOUTHWELL,  
TO APPROVE PA-31-09.

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

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 24-09; APPLICANT: CHASE BANK;  
LOCATION: 27319 HAWTHORNE BLVD.; A PRECISE PLAN OF DESIGN FOR  
A LOGO ON THE PROPOSED BUSINESS IDENTIFICATION SIGNS.  
MULTIPLE VARIANCES ARE REQUESTED TO EXCEED THE MAXIMUM  
ALLOWABLE NUMBER OF SIGNS AND SIGN AREAS.

Associate Planner Thom gave a brief Staff Report, as per written material, and advised that Staff supports the project as proposed.

COMMISSIONER SCOTT pointed out that the plans depict the monument sign in two different locations.

CHAIRWOMAN BAYER commented that the Variance findings read like conclusions, rather than facts to support the conclusions, and asked that the supporting facts be included with future Variance findings.

At CHAIRWOMAN BAYER'S invitation, Warner LeManger (4444 Federal Boulevard, San Diego) came forward as a representative of Signtech. Mr. LeManger explained that the size of the monument sign was reduced substantially. The Planning Department has given the applicant the liberty to put the monument sign in a location compatible with ordinances, including removing shrubs or relandscaping, and the location will meet the criteria of Public Works.

CHAIRWOMAN BAYER expressed her appreciation for the applicant working with the Planning Department in lieu of requesting three Variances.

COMMISSIONER SCOTT and Mr. LeManger further discussed the possible location of the monument sign and the locations depicted on the plans.

COMMISSIONER REIN stated that the ambiguous location of the monument sign is significant and needs to be administratively clarified and expressed his appreciation for the reduction in size.

Planning Director Wahba suggested that the sign placement be subject to final approval by the Planning Director.

COMMISSIONER O'DAY suggested that the wording of the first standard condition in the resolution be changed to reflect "as shown on final Exhibit A for submission and approval by the Planning Department."

COMMISSIONER SCOTT commented that he would prefer to see the sign on the right side of the tree and not against the art and also expressed his gratitude to the applicant for following the guidance of the Commission.

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

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

COMMISSIONER REIN moved, seconded by COMMISSIONER O'DAY,

TO APPROVE PA-24-09 WITH THE CONDITIONS THAT THE PLANNING  
DIRECTOR WORK OUT THE AMBIGUITIES OF THE LOCATION OF THE  
MONUMENT SIGN.

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

Planning Director Wahba explained the 20-day appeal period.

B. PLANNING APPLICATION NO. 29-09; APPLICANT: UNION BANK; LOCATION:  
507 SILVER SPUR ROAD; A PRECISE PLAN OF DESIGN FOR A LOGO ON  
THE PROPOSED BUSINESS IDENTIFICATION SIGNS. A VARIANCE IS  
REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE NUMBER OF SIGNS.

Assistant Planner Masters gave a brief Staff Report, as per written material, and  
recommended adopting the resolution and approving the Variance to allow one  
additional sign.

COMMISSIONER SCOTT asked for clarification on the Variance and number of signs.

Planning Director Wahba explained that the applicant is permitted two signs because the  
property is on a corner, and they are asking for one extra.

COMMISSIONER SCOTT asked the Commission whether they were bothered by the  
big prominent new sign up on the marquis and then a monument sign down on the  
ground in front of it, and COMMISSIONERS BAYER and O'DAY responded that they  
were not at all bothered by it.

Planning Director Wahba added that other banks have multiple signs, and the City is  
going in the direction to allow multiple signs.

COMMISSIONER SCOTT moved, seconded by COMMISSIONER SOUTHWELL,  
TO OPEN THE PUBLIC HEARING.

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

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

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

COMMISSIONER O'DAY moved, seconded by COMMISSIONER SOUTHWELL,  
TO APPROVE PA-29-09.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

CHAIRWOMAN BAYER suggested the Commission stay after the meeting to discuss the holiday party with Staff.

CHAIRWOMAN BAYER advised Staff that the bushes on the property at Willow Wood Road and Rockbluff Drive are not being maintained.

10. DIRECTOR'S ITEMS

Planning Director Wahba advised that there will probably be no meeting on November 2, 2009.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (SEPTEMBER 15, 2009).

B. PARK AND ACTIVITIES MINUTES (OCTOBER 6, 2009).

C. EQUESTRIAN COMMITTEE MINUTES (SEPTEMBER 28, 2009).

COMMISSIONER SCOTT moved, and COMMISSIONER O'DAY seconded,  
TO RECEIVE AND FILE ITEMS 11A through 11C.

There being no objection, CHAIRWOMAN BAYER so ordered.

12. ADJOURNMENT

At 7:57 p.m. CHAIRWOMAN BAYER adjourned the Planning Commission meeting to November 16, 2009, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk