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REGULAR PLANNING MINUTES

DECEMBER 14, 2009

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MINUTES

REGULAR PLANNING COMMISSION MEETING

DECEMBER 14, 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 Council Chambers at City Hall, 4045 Palos Verdes Drive North, by CHAIRWOMAN BAYER.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: O'Day, Conway, Scott, Huff, Chairwoman Bayer
Commissioners Absent: Southwell, Rein
Staff Present: Planning Director Wahba, Principal Planner Cutler

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY, seconded by COMMISSIONER SCOTT,

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY,

TO APPROVE THE CONSENT CALENDAR.

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

7. **BUSINESS ITEMS**

None.

8. **PUBLIC HEARINGS**

A. PLANNING APPLICATION NO. 35-09; APPLICANT: PENINSULA ACADEMY; LOCATION: 550 DEEP VALLEY DRIVE #277; A CONDITIONAL USE PERMIT

FOR A PROPOSED LEARNING/TUTORIAL CENTER IN THE COMMERCIAL GENERAL ZONE.

Principal Planner Cutler gave a brief Staff Report, as per written material, and recommend adoption, including special conditions.

CHAIRWOMAN BAYER asked about the number of non-instructional staff and suggested that the resolution accommodate them.

CHAIRWOMAN BAYER then asked about the impact of taking retail space for a service-related business. Planning Director Wahba responded that typically the 3rd floor has been more conducive to the service industry and has struggled with respect to retail. Planning Director Wahba further suggested that City Council revisit the CUP for the mall regarding how tenanting should react to market demand for non-retail space (service, mixed-use, etc.) to bring foot traffic into the mall. At this point, however, this project complies with Code and has plenty of parking available.

COMMISSIONER SCOTT moved, seconded by COMMISSIONER O'DAY,

TO OPEN THE PUBLIC HEARING.

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

Dean Reuter (400 Palos Verdes Boulevard, Redondo Beach) came forward on behalf of the applicants. Mr. Reuter agreed that this project would bring foot traffic to the mall, thanked Staff and expressed his eagerness to opening the Academy soon.

Liz Griggs (General Manager of the Promenade on the Peninsula) came forward and relayed to the Commission how thrilled she is that the applicants have moved their business to the mall. Ms. Griggs commented on the economic challenges and the mall's commitment to keeping the property viable by aggressively marketing the center.

Ms. Griggs and the Commission then discussed lease terms and possible future tenant mixes.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY,

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER O'DAY,

TO ADOPT RESOLUTION PA-35-09, INCLUDING THE SPECIAL CONDITIONS OUTLINED IN THE STAFF REPORT AND THE ADDITIONAL ACCOMMODATION OF SPECIAL CONDITION #8 SO THAT THE INSTRUCTORS AND/OR EMPLOYEES SHALL NOT EXCEED 22 AT ANY GIVEN TIME.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

CHAIRWOMAN BAYER thanked the Commission for the lovely baskets at the holiday party and for their participation.

10. DIRECTOR'S ITEMS

Planning Director Wahba advised that the first meeting of the new year will be held on Tuesday, January 19th. COMMISSIONERS O'DAY and CONWAY stated that they will not be in attendance.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (DECEMBER 1, 2009).

COMMISSIONER CONWAY moved, and COMMISSIONER SCOTT seconded,

TO RECEIVE AND FILE ITEM 11A.

There being no objection, CHAIRWOMAN BAYER so ordered.

12. ADJOURNMENT

At 7:50 p.m. CHAIRWOMAN BAYER adjourned the Planning Commission meeting to January 19, 2010, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk