

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**MARCH 18, 2002**

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 ZERUNYAN.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Conway, Killen, Rein, Vullo, Somers, Bayer\*  
Chairman Zerunyan

Staff Present: Director Orci  
Senior Planner Wahba  
Planner Wong

\*COMMISSIONER BAYER arrived at 7:37 p.m.

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF March 4, 2002.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO.08-02. APPLICANT: THE BRICKWALK LOCATION: 719-803 DEEP VALLEY DRIVE. A PRECISE PLAN OF DESIGN (PPD) APPLICATION TO ALLOW A NEW COLOR SCHEME FOR THE EXTERIOR OF "THE BRICKWALK" SHOPPING CENTER.

Senior Planner Wahba gave a staff report (as per written material) and gave the Commission a color palette board to pass around and review.

Staff recommends the Planning Commission continue PA-08-02 and direct the applicant to work with staff to introduce additional colors.

Mr. Bretton Gerlach, Unified Property Management, representing the applicant, stated that he was there to answer any questions.

In response to COMMISSIONER KILLEN, Mr. Gerlach indicated he believed plans and permit were drawn and colors submitted previously. The current plans are the second set of plans resubmitted. The owner would be happy to paint a 5' x 5' section of the stucco wall the various colors for the city to review .

In response to COMMISSIONER CONWAY, Senior Planner Wahba stated the owner is willing to use a darker color.

In response to CHAIRMAN ZERUNYAN, Senior Planner Wahba stated there is not a Master Plan for color schemes for "The Brickwalk" or other buildings on Deep Valley Drive.

Mr. Gerlach also responded to CHAIRMAN ZERUNYAN that the color scheme is similar to "The Avenue "and is present on the Peninsula.

COMMISSIONER KILLEN commented that the difference between this building and the Avenues is the smaller scale of this building. The building has always been a very brightly colored building. He is very familiar with the architect's work and was surprised he was not contacted by the applicant for the colors. He believes the architect would like the color scheme. He also stated he also not sure whether or not off-white or beige would be appropriate colors for the building.

COMMISSIONER CONWAY commented he was willing to go along with this because the owner is willing to work with staff.

COMMISSIONER BAYER commented that the letter from John Watkins should be considered also, some of his points are well taken. She appreciated the applicant's willingness to work with staff.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO CONTINUE PA-08-02 DIRECTING THE APPLICANT TO WORK WITH THE ARCHITECT AND STAFF TO DETERMINE AN APPROPRIATE PALLETE FOR THE BRICKWALK.

AYES: Conway, Killen, Rein, Somers, Vullo, Bayer and Chairman Zerunyan  
NOES:  
ABSTAIN:  
ABSENT:

Director Orci informed the Commission they would return with a revised color scheme at a future date.

B. PLANNING APPLICATION NO. 14-01, APPLICANT: MR. & MRS. HERBER  
LOCATION: 11 EMPTY SADDLE ROAD. REQUEST FOR PERMISSION TO  
EXTEND APPROVAL OF RESOLUTION NO. PA-14-1 FOR A PERIOD OF SIX  
MONTHS.

Director Orci gave a staff report (as per written material) and presented other exhibits.

Staff recommends the Planning Commission approve Planning Application No. 14-01.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY

TO APPROVE APPLICANTS REQUEST FOR A 180 DAY EXTENSION FOR PA-14-01.

AYES: Conway, Killen, Rein, Somers, Vullo, Bayer and Chairman Zerunyan  
NOES:  
ABSTAIN:  
ABSENT:

Director Orci informed the extension is granted until September 17, 2002.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 07-02; APPLICANT: MR. AND MRS. JEFFREY STANDART; LOCATION: 1 DAPPLEGRAY LANE. REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION AND A VARIANCE TO EXEMPT THE PROPERTY FROM THE REQUIREMENTS OF THE H OVERLAY ZONING DISTRICT.

Assistant Planner Wong gave a staff report (as per written material) and presented Exhibit A, Site Plan.

Staff recommends the Planning Commission: open the Public Hearing; take testimony; discuss the issues; close the Public Hearing; and direct Staff to prepare a Resolution approving PA-07-02.

In response to COMMISSIONER SOMERS, Assistant Planner Wong stated that in the Dapplegray area, there are 81 lots below 20,000 sq. ft., including 33 lots below 14,000 sq. ft.

In response to COMMISSIONER CONWAY, Director Orci stated that the Project Statistics Sheet reflects the existing lot coverage.

In response to COMMISSIONER KILLEN, Director Orci stated that the existing deck near the property line is legal.

In response to CHAIRMAN ZERUNYAN, Assistant Planner Wong stated that the lot size across the street is 11,760 sq. ft.

In response to CHAIRMAN ZERUNYAN, Director Orci stated the homeowner has contemplated various options, to maintain a horse overlay for usable corral area.

There was much discussion in regard to maintaining the horse corral area, proposed additional living space and the odd shape of the lot.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO OPEN THE PUBLIC HEARING

There being no objection, CHAIRMAN ZERUNYAN so ordered.

Mrs. Thelma Standart, the applicant, informed the Commission their intent is not to have horses on the property, but would like to maintain availability of horses on the property. The reduction of the existing size of the horse area would not be appropriate.

In response to COMMISSIONER SOMERS, she would like to maintain the ranch style look of the home.

Jerry Gliksman, President of the DLPOA, stated that they have an architectural committee to review the neighborhood compatibility. He suggested that the applicant or future homeowner could look to encroach 10 feet into the 20 foot on the setback as a possibility to maintain a horse property without having to tear down the structure.

In response to COMMISSIONER SOMERS, Jerry Gliksman stated that each application is an individual case and it is a large expense to go up to a second story. They are trying to minimize expense and issues with the City.

Director Orci stated that the requirement to apply for a Variance is included in the H District Zoning Standard, and any owner could make the necessary adjustments to comply with the Horse overlay. The granting of the Variance will allow the applicant the ability to build. He stated that for the time being, we are precluding the maintenance of horses on that lot, but in the future there could be adjustments made so that the appropriate amount of corral space can be created.

In response to COMMISSIONER SOMERS, Director Orci stated that it would not be practical to remove a swimming pool.

In response to CHAIRMAN ZERUNYAN, Director Orci stated that if the project was approved and they maintained a horse, it would become a code enforcement issue.

In response to COMMISSIONER BAYER, Director Orci advised the Commission there have been instances where the area was not approved and horses maintained. The City has a very active equestrian community and very active Code Enforcement Officer and with that combination, they would be on top of it.

In response to COMMISSIONER VULLO, Director Orci stated that only two horses are allowed on lots below 20,000 sq. ft.

Mr. Toshiro Isa, architect for the applicant, discussed the roof configuration and agreed it does appear awkward. Their intent is to maintain the integrity of the structure. Mr. Isa discussed the roof and other options in response to COMMISSIONER KILLEN and his suggestions and comments.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO CLOSE THE PUBLIC HEARING.

There being no objection CHAIRMAN ZERUNYAN so ordered.

COMMISSIONER SOMERS expressed his concern with continuing elimination of horse areas and stated that he was unwilling to start the process right there.

COMMISSIONER VULLO responded that is an unusual lot and should be looked at individually.

There was much discussion among the Commissioners regarding the elimination of the horse areas and the rights of the homeowner for property modifications to present their individual case and circumstances. Additionally, there was much discussion on the options of the applicant's request and future possible requests for a Variance of odd shaped or awkward lots and their impact on the horse property.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOMERS

TO CONTINUE THE PUBLIC HEARING TO A DATE UNCERTAIN TO PROVIDE STAFF AND THE APPLICANT TIME TO ANALYSE AND INVESTIGATE ALTERNATIVES THAT PRESERVE THE HORSEKEEPING FACILITY ON THE SITE AND STILL PROVIDE THE APPLICANT WITH THE OPPORTUNITY TO EXPAND.

AYES: Bayer, Somers, Rein, Killen, Conway and Chairman Zerunyan

NOES: Vullo

ABSTAIN:

ABSENT:

9. COMMISSION ITEMS

In response to COMMISSIONER CONWAY, Director Orci stated the next CEQA Subcommittee meeting is on April 10, 2002.

10. UPCOMING PLANNING COMMISSION ITEMS (APRIL 1, 2002)

A. Wade Residence, 37 Country Meadow Road. Neighborhood Compatibility with a Variance.

11. DIRECTORS ITEMS

A. Joint City Council/Planning Commission Meeting. April 15, 2002. Regular Planning Commission Meeting or for May 6, 2002.

12. MATTERS OF INFORMATION

- A. Park and Activities Minutes (March 5,2002)
- B. City Council Actions (March 12, 2002)

COMMISSIONER CONWAY, seconded by COMMISSIONER SOMERS

TO RECEIVE AND FILE ITEM 12 A and B.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

13. ADJOURNMENT

At 8:35 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to the meeting of April 1, 2002, at 7:30 pm.

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Judith Trujillo  
Minutes Secretary

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Douglas R. Prichard  
City Clerk