

MINUTES

REGULAR PLANNING COMMISSION MEETING

FEBRUARY 19, 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 BAYER.

2. **PLEDGE OF ALLEGIANCE**

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

ROLL CALL

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

Commissioners Absent: None

Staff Present: Director Orci
Senior Planner Wahba
Assistant Planner Wong

3. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF January 14, 2002.

AYES: Rein, Somers, Killen, Conway, Vullo, Bayer, Zerunyan

NOES:

ABSTAIN:

ABSENT:

5. **PLANNING REORGANIZATION**

CHAIRMAN BAYER thanked the Commission and turned the gavel over to the new Chairman, Frank Zerunyan. CHAIRMAN ZERUNYAN as one of his first duties thanked Commissioner Bayer on behalf of the City and the Commission and presented her with a gavel.

6. **AUDIENCE ITEMS**

None.

7. **CONSENT CALENDAR**

None.

8. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 03-02. A PRECISE PLAN OF DESIGN TO ESTABLISH A MASTER SIGN PLAN AND PERMIT A LOGO. APPLICANT: CAL FED BANK LOCATION: 608 SILVER SPUR ROAD.

Assistant Planner Wong summarized the staff report (per written material) and reviewed the Cal Fed master sign plan. Staff recommends the Planning Commission approve PA-03-02, with the following conditions:

1. That the applicant reduce the height of the three wall signs located at the top of the building to 36" maximum;
2. That the monument sign be reduced in height such that the sign only displays six tenant names (three stacked vertically and two horizontally); and
3. That only one window sign on or adjacent to the glass entry door be permitted.

In response to COMMISSIONER BAYER, Assistant Planner Wong responded there were 19 tenants. COMMISSIONER BAYER asked for clarification regarding the monument sign's capacity to include all of the tenants. In response to COMMISSIONER BAYER, Senior Planner Wahba indicated that there was no criteria to determine which tenants are placed on the monument sign, and indicated that any changes to the monument sign would require an amendment to the master sign plan.

In response to COMMISSIONER KILLEN, Senior Planner Wahba indicated that the size of the building sign was 36" high, and that the Cal Fed sign exceeds the code requirements.

In response to COMMISSIONER VULLO, Senior Planner Wahba indicated the existing signs do not conform to City code.

In response to COMMISSIONER KILLEN, Senior Planner Wahba discussed the letter height and master sign plan, comparing to other buildings and type of letter sizes. Letter height in the last ten years has not exceeded 36" in height.

COMMISSIONER KILLEN expressed his concern regarding "box signs," and suggested discouraging this type of sign.

In response to COMMISSIONER SOMERS, Senior Planner Wahba advised the Commission that they did meet with the applicant to lower the height of the letters, and that the applicant is present to discuss alternative sign options, including different letter sizes.

In response to CHAIRMAN ZERUNYAN, Senior Planner Wahba indicated a new anchor tenant requesting building signs would need to amend the master sign plan. The master sign plan would have to accommodate signs for other tenants on the monument sign.

Mr. Fred Siavoshi, Coast Sign, representing the applicant Cal Fed and the landlord, stated that he is okay with one set of vinyl graphics on the window (the smaller set).

Mr. Siavoshi indicated they did have issues with two of the recommendations.

1. The problem with one of the recommendations is they are working with Cal Fed's registered trademark and City's sign code. The main problem is the 3' total sign height. The sign could be acceptable with 3' high channel letters.
2. The other issue is allowing only six tenants on the monument sign. They are requesting ten tenants spaces to be displayed on the sign in proportion, which would not result in a crowded appearance.

In response to COMMISSIONER VULLO, Mr. Siavoshi discussed the Cal Fed color scheme and options they have used at other sites. He advised the Commission they would have no problem using channel letters as an option and condition as long as the size works for them.

In response to COMMISSIONER KILLEN, Mr. Siavoshi said that it is a possibility that the proposed location of the logo letters could be enhanced by the location's colors as long as the face letters retain the applicants trademark colors. He agreed the 3' high scheme is not in proportion to the building and would not work if they are not visible.

In response to COMMISSIONER KILLEN, Senior Planner Wahba suggested the Planning Commission review a couple of scenarios on the size of the letters. The "Cal Fed" letters, at 3' or 4' in height and "California Federal Bank" a converse scale to match and balance the two lines of copy to fit the building.

COMMISSIONER KILLEN, agreed the trademark name should be in proportion of height to width for the "Cal Fed" and "California Federal Bank" copy. He suggested Mr. Siavoshi come back and work with staff.

In response to COMMISSIONER KILLEN, Senior Planner Wahba suggested he may want to direct staff to work with the applicant on some new options that would include a reduced can sign and channel letters.

In response to COMMISSIONER KILLEN, Mr. Siavoshi commented one of the signs is an "eyesore" and he has used tape to keep it together, in addition to being a safety issue. He felt this is an urgent item due to the safety issue.

COMMISSIONER BAYER commented, the Commission and the Applicant are close to an agreement. Mr. Siavoshi has agreed on Recommendation #3. Recommendation #1 appears to have a workable plan. She is in agreement on the monument sign with the current design.

COMMISSIONER KILLEN agreed with COMMISSIONER BAYER'S comment, and suggested they were willing to work on the other compromises for the sign, by reducing the size and going to the channel letters.

Mr. Siavoshi agreed with COMMISSIONER KILLEN'S recommendation on letters and size and the scheme.

COMMISSIONER SOMERS indicated he would be concerned with any letters larger than 6'. A larger sign would look better but he is concerned with a sign too big and setting a precedence in the City.

COMMISSIONER KILLEN commented the size of the letters is in proportion to the wall and the height of the building.

Mr. Siavoshi responded he was not proposing a 6-foot sign; the sign would still be 3' but the border around the sign and the Cal Fed registered trademark would appear bigger.

In response to CHAIRMAN ZERUNYAN, Senior Planner Wahba commented the Pacific Athletic Club sign is among the largest signs in the City along with Rite Aid and Pavilions. The Pacific Athletic Club sign does have the height and is located on a big wall.

In response to COMMISSIONER BAYER, Senior Planner Wahba commented that Rite Aid and Pavilion's buildings are single story buildings.

COMMISSIONER CONWAY asked for clarification regarding the proposed replacement sign size. It was indicated that the new signs are reduced 40% from the current signs of the building. He indicated that the 40% reduction in signs is a great move forward.

COMMISSIONER KILLEN commented he had no problem with the 4' letter size, but does have a concern about boxes on the building.

Mr. Siavoshi commented that in the psychology of sales, image is everything when you are reducing a huge sign, some people may think Cal Fed is shrinking and that is not the case.

Mr. Robert Abbasi, of RTI Properties Inc., owners agent, stated that they were in support of Cal Fed proposal and liked COMMISSIONER KILLEN'S recommendations and suggestions.

COMMISSIONER CONWAY commented that reducing the sign from 8' high to 3½' is out of proportion to the building.

In response to COMMISSIONER CONWAY, COMMISSIONER KILLEN expressed concern that the Cal Fed box sign may not be visible due to the horizontal overhang of the building and that the applicant may want to study the visibility of the sign.

COMMISSIONER KILLEN suggested a motion for the applicant to work with staff on 3½' high channel letters. The applicant should eliminate the red background and use the background of the building's aqua color and the masonry on the side, make the edges of channel letters red, make individual channel letters, and continue to keep the monument sign at two bays of five signs, for a total of ten signs.

In response to COMMISSIONER KILLEN, COMMISSIONER CONWAY asked about staff recommendations #2 and #3.

In response to COMMISSIONER CONWAY, COMMISSIONER KILLEN said the applicant has agreed with staff recommendations #2 and #3. He has no problem with the additional tenant nameplates.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER BAYER.

TO APPROVE PA NO. 03-02 SUBJECT TO THE FOLLOWING CONDITIONS:

- USE CHANNEL LETTERS WITHOUT BACKGROUND COLORS WITH ABOUT 3 TO 3½' LETTER HEIGHTS.
- THE LOGO MAY OR MAY NOT BE PROPORTIONAL TO THE CHANNEL LETTERS
- RETURNS ON THE LETTERS TO BE RED.
- A BORDER AROUND THE ENTIRE SIGN MAP BE PERMITTED.
- LIGHTING CAN BE INTERNAL OR HALO OR A COMBINATION THEREOF.

AYES: Rein, Somers, Killen, Conway, Vullo, Bayer, Zerunyan

NOES:

ABSTAIN:

ABSENT:

Director Orci informed of the 20 day appeal period.

9. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 31-01. APPLICANT: MR. ROBERT BELANUS, JR.; LOCATION: 10 DOBBIN LANE.

Assistant Planner Wong summarized the staff report (as per written material) and stated that he had received a letter in favor from Ms. Juanita Fieri, resident at 9 Dobbin Lane. Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues;
4. Close the Public Hearing; and
5. Direct staff to prepare a resolution renewing V-124-89 (approving PA-31-01) with the condition that the applicant secures an easement from Mr. & Mrs. Richard Davis, #8 Dobbin Lane, to maintain a minimum distance of 18' between the subject property's home and the Davis residence.

COMMISSIONER BAYER MOVED, seconded by COMMISSIONER CONWAY,

TO OPEN THE PUBLIC HEARING.

AYES: Killen, Rein, Conway, Bayer, Vullo, Somers, Zerunyan

NOES:

ABSTAIN:

ABSENT:

Mr. Robert Belanus, Jr. stated he had spoken with Mr. Davis who does not want an easement on his property, although he is in full support of the addition. Mr. Belanus stated that the original Variance was approved, and they did not know that the Variance would expire at the time his father had his stroke.

Assistant Planner Wong had been to the property and the minimum width of the sideyard was 4'2". The property line is not parallel to the wall. The sideyard would be 2'2" wide after completion of the addition.

Mr. Belanus stated that they are not the only home without the required setback. The other neighbor at 3 Dobbin Lane are separated by less than 3' at the retaining wall.

COMMISSIONER CONWAY'S asked staff about the Variance at 3 Dobbin Lane. Senior Planner Wahba responded it was for a Minor Deviation and not a Variance, resulting in a 9' setback.

COMMISSIONER CONWAY MOVED, seconded by COMMISSIONER KILLEN ,
TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER SOMERS stated that in granting an easement, most people do not want to give up any of their property. He said that the Planning Commission should not get involved with legal boundary lines or easements because they are civil matters. He said that this was an application to reconsider what the Planning Commission voted on last time. He indicated that the home is already too close to the neighbors and the boundary line.

COMMISSIONER KILLEN stated that the Commission is bound by State law. There are five findings we have to make. The finding requiring consistency with the General Plan is the difficult one to make. The project would maintain 18 feet between buildings which would maintain compliance with the code. This is a State driven finding. It doesn't run with the building, it runs with the property.

There was much discussion among the Planning Commission regarding the setbacks and sideyard width.

COMMISSIONER CONWAY stated that the Planning Commission may wish to deny the request and give the applicant the opportunity to go to Council.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VULLO
TO DIRECT STAFF TO PREPARE A RESOLUTION DENYING PA-31-01

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

Planning Director Orci advised that staff would bring a resolution back to the Commission at the next meeting.

9. PUBLIC HEARING

- B. PLANNING APPLICATION NO. 04-02; APPLICANT: Trio Mediterranean Grill; LOCATION: 46-B Peninsula Center. A Conditional Use Permit (CUP) to allow a restaurant with on-site sale and consumption of beer and wine.

Senior Planner Wahba summarized the staff report (as per written material) and stated that the applicant is proposing to make minor improvements to the kitchen and plans to be a "sit-down" restaurant, serving beer and wine during business hours, in addition to live entertainment (amplified music) at specified times. Staff has researched other recent approvals for restaurants with alcoholic beverage service.

Staff recommends the amplified music be allowed during the dinner hours, 7 pm to closing. The applicant would be required to comply with the Noise Ordinance.

Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues;
4. Close the Public Hearing; and
5. Direct staff to prepare a resolution approving PA-04-02.

In response to COMMISSIONER KILLEN, Senior Planner Wahba stated the City code does have noise level readings. The City does not address the doors being opened or closed but should the City conduct a noise level reading, the doors can be opened and/or closed.

Senior Planner Wahba addressed COMMISSIONER KILLEN question on the time of day to serve alcohol. The applicant wants to serve alcohol with their Saturday or Sunday brunches.

In response to COMMISSIONER BAYER, Senior Planner Wahba stated he did not know if the Marmalade Café had drinking outside and he would need to check with ABC (Alcohol Beverage Control), but said that the area would need to be a controlled environment.

In response to COMMISSIONER VULLO, Mr. Wahba stated that alcohol cannot be served outside as stated in the Staff Report. Service of alcohol can only be by a waiter or waitress inside establishment.

COMMISSIONER CONWAY MOVED, seconded by COMMISSIONER KILLEN,

TO OPEN THE PUBLIC HEARING.

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

Mr. Bedros Enfiedjian, representing the applicant, stated that their intent is to serve alcohol during brunch, and they ask for background music during the brunch hours.

Mr. Wahba responded that non-amplified music is allowed as background music during business hours, but amplified music would only be permitted from 7 pm until midnight.

COMMISSIONER CONWAY stated he felt staff had included a fail-safe condition for any possible noise issues.

COMMISSIONER BAYER asked Mr. Enfiedjian when he would propose to have music. Mr. Enfiedjian stated that he would prefer not to be restricted on the amplification of music, and in response to COMMISSIONER SOMER, he stated they would not have speakers outside.

COMMISSIONER BAYER MOVED, seconded by COMMISSIONER CONWAY

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER CONWAY stated he agreed with the staff recommendation and suggested a motion to direct staff to bring back a resolution to approve PA-04-02.

There was much discussion among the Planning Commission regarding music and hours of the music.

Director Orci suggested to the Commission they consider a motion to allow the applicant the ability to have the music during lunch time, dinner time and brunch time, and work with staff to bring back the resolution to identify those hours.

COMMISSIONER CONWAY stated he would modify his motion as clarified by staff, seconded by COMMISSIONER BAYER.

There was much discussion among the Planning Commission regarding hours to serve alcohol and it's restrictions.

COMMISSIONER BAYER MOVED, SECONDED BY COMMISSIONER CONWAY,
TO DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PA-04-02
FOR THE NEXT MEETING.

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

9. COMMISSION ITEMS

COMMISSIONER VULLO welcomed CHAIRMAN ZERUNYAN to the Chairmanship and advised him that he is on the Traffic and Safety Committee.

In response to a question from CHAIRMAN ZERUNYAN, Director Orci updated him on certain signs at The Avenue. In response to CHAIRMAN ZERUNYAN, Director Orci stated that these signs were installed without the City's review and that we are conducting code enforcement.

10. DIRECTOR'S ITEMS

Director Orci reminded the Commissioners that if they hadn't yet registered for the 2002 Planners Institute to be held on March 20-22, that they may do so on site.

He reminded the Commissioners to submit Form 700.

11. MATTERS OF INFORMATION

- A. Park and Activities Minutes (January 15, 2002)
- B. Park and Activities Minutes (February 5, 2002)
- C. City Council Actions (January 22, 2002)
- D. City Council Actions (February 12, 2002)

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO RECEIVE AND FILE ITEMS 12.A, B, C AND D.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

13. ADJOURNMENT.

At 9:25 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to March 4, 2002, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk