

MINUTES

REGULAR PLANNING COMMISSION MEETING

MARCH 4, 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

Commissioners Absent: None

Staff Present: Director Orci
Senior Planner Wahba

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF February 19, 2002.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION ON TONIGHT'S AGENDA AND ALL SUCH RESOLUTIONS SHALL BE READ BY TITLE ONLY.

B. RESOLUTION PA-04-02 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES GRANTING A CONDITIONAL USE PERMIT TO ALLOW A RESTRAURANT WITH ON-SITE SALE AND CONSUMPTION OF BEER AND WINE. APPLICANT: TRIO MEDITERRANEAN GRILL; LOCATION: 46-B PENINSULA CENTER.

C. RESOLUTION PA-31-01 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES DENYING A REQUEST TO RENEW V-124-89 FOR A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A FIRST STORY ADDITION TO THE SOUTH SIDE OF THE HOME REQUIRING VARIANCE FOR ENCROACHMENT INTO THE REQUIRED SIDE YARD.
APPLICANT: MR. ROBERT BELANUS; LOCATION: 10 DOBBIN LANE.

COMMISSIONER SOMERS noted a correction was necessary for Item C, page 2, second paragraph, line 2, "or to is" should be corrected to read "or to its."

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO APPROVE CONSENT CALENDAR ITEMS 6A, B, AND C WITH CORRECTIONS.

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

Director Orci informed of the 20-day appeal period for Resolution No. PA31-01 and PA 04-02.

7. BUSINESS ITEMS

A. PLANNING APPLICATION NO.05-02. A PRECISE PLAN OF DESIGN FOR EXTERIOR FAÇADE IMPROVEMENTS AND BUSINESS IDENTIFICATION SIGN. APPLICANT: PAVILIONS (VON'S MARKET) LOCATION: 7 PENINSULA CENTER

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

Staff recommends the Planning Commission approve Planning Application No 05-02.

In response to COMMISSIONER CONWAY, Senior Planner Wahba stated that the path of travel is striped on the pavement. The location of the trash enclosure is behind the buildings, near the loading dock. The trash receptacles are shared with other businesses.

In response to COMMISSIONER CONWAY, Director Orci confirmed the City's requirement to enclose the trash containers.

There was much discussion with COMMISSIONER CONWAY regarding the trash receptacles, their enclosure and working with the management of the center for the common area.

In response to COMMISSIONER REIN, Senior Planner Wahba stated that the columns would not hinder visibility, pedestrian safety, and vehicle access, and that this issue was studied previously. The issue was studied by the City Engineer Willdan & Associates.

Director Orci stated that the previous applications expanded the width of the sidewalk.

In response to COMMISSIONER REIN, Senior Planner Wahba responded that access for the pedestrians would improve due to eliminating the entrance/exit in the center of the façade. The columns are structural and can be further discussed by the applicant.

In response to COMMISSIONER VULLO, Senior Planner Wahba stated that the "Mayers Bakery" will have a wall sign. He added that it was not within the arches and that the color palette is the same as other businesses.

Director Orci commented all the tenants are required to get new signs as part of the Planning Commission's condition of approval.

Mr. Al Ziemba, architect for Von's Pavilion, said that they had imitated the palette created for the remainder of the center and incorporated various elements into the design. They will have ADA compatibility and a barrier-free path of travel from the parking lot. An interior remodel was also proposed with new décor and new departments. He provided the Commission with a booklet showing comparisons of the new and old building design.

In response to COMMISSIONER CONWAY, Senior Planner Wahba indicated that the requirement to enclose or relocate the trash receptacles could be a condition of approval. Due to the sharing of the trash containers in the area this would need to be determined by the landlord.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE PA-05-02 WITH THE CONDITION THAT THE APPLICANT RELOCATE AND/OR ENCLOSE THE TRASH ENCLOSURES TO THE SATISFACTION OF THE PLANNING DIRECTOR.

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

NOES:

ABSTAIN:

ABSENT:

Director Orci informed of the 20 day appeal period.

8. PUBLIC HEARINGS

None

9. COMMISSION ITEMS

In response to COMMISSIONER CONWAY, Director Orci updated the Commission on the proposed South Coast County Golf Course.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

A. City Council Actions (February 26, 2002)

COMMISSIONER CONWAY, seconded by COMMISSIONER BAYER

TO RECEIVE AND FILE ITEM 11 A.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

12. ADJOURNMENT

At 8:05 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to the meeting of March 28, 2002, at 7:30 pm.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk