

MINUTES

REGULAR PLANNING COMMISSION MEETING

AUGUST 5, 2002

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:31 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, Zerunyan, Killen, Bayer, Somers, Rein

Commissioners Absent: Vullo.

Staff Present: Planning Director Orci, Senior Planner Wahba, Assistant Planner Wong

4. **APPROVAL OF MINUTES**

COMMISSIONER SOMERS moved, seconded by COMMISSIONER BAYER

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JULY 15, 2002.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

5. **AUDIENCE ITEMS**

Gayle Mitchell, 3 Buckskin Lane, adjacent neighbor to the proposed new home at #5 Buckskin Lane (PA-23-02 -- Agenda Item 7A), voiced the following concerns about the project:

- ◇ Possible flooding from the site;
- ◇ Invasion of privacy from the proposed second story windows;
- ◇ Excess hardscape; and
- ◇ The fact that she was never approached to sign off the plans.

In response to a question from COMMISSIONER SOMERS, Ms. Mitchell said that she had not previously voiced these concerns to the City because she did not know the procedures.

Penelope Ridout, 9 Buckskin Lane, stated that the proposed building (#5 Buckskin Lane), due to its depth and elevation, overlooks both the front and rear yards of her home, invading her privacy and lessening the rural atmosphere of the neighborhood.

Alida Calvillo, 4 Buckskin Lane, across the street from #5 Buckskin Lane, voiced the following concerns about the project:

- ◇ Felt that the second story should be set back more from the first story so that the home doesn't appear "box-like;"
- ◇ Feared that with removal of the trees there would be too much hardscape in the front of the home; and
- ◇ Stated that she was never approached to sign off the plans.

CHAIRMAN ZERUNYAN ordered that the Planning Commission take Item 7A out of order and consider the requests by the public.

The following item was taken out of order:

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 23-02; APPLICANT: Bill Allen; LOCATION: 5 Buckskin Lane; A request to approve a Neighborhood Compatibility Determination to demolish a two-story home and construct a new two-story home; and two Variance applications are required to decrease and encroach into the front yard area by 16% and to extend beyond the forwardmost building line in the front yard.

CHAIRMAN ZERUNYAN excused himself from discussion of this item because he lives near the project.

Senior Planner Wahba said that the applicant could not be here tonight but requested the resolution be adopted approving PA-23-02.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS,

TO CONTINUE PA-23-02 TO A DATE UNCERTAIN TO ALLOW STAFF THE OPPORTUNITY TO WORK WITH THE NEIGHBORS AND THE APPLICANT, READVERTISE THIS APPLICATION AND REOPEN THE PUBLIC HEARING.

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

6. CONSENT CALENDAR

- A. WAIVE READING IN FULL ALL RESOLUTION THAT ARE PRESENTED FOR THE PLANNING COMMISSION'S CONSIDERATION ON TONIGHT'S AGENDA AND ALL SUCH RESOLUTIONS SHALL BE READ BY TITLE ONLY.
- B. A Resolution (PA-19-02) of the Planning Commission of the City of Rolling Hills Estates, granting a Neighborhood Compatibility Determination to allow the construction of a first story addition in the front of the home and a second story addition in the rear of the home; a Minor Deviation to decrease the front yard by 2%; and a Variance to allow an encroachment into a substandard rear yard setback. APPLICANT: Mr. & Mrs. Richard Achatz; LOCATION: 18 Harbor Sight.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN to,

APPROVE CONSENT CALENDAR ITEMS 6A AND B.

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

Planning Director Orci explained the 20-day appeal period for item 6B.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 18-01; APPLICANT: Mr. & Mrs. Bob Erlich; LOCATION: APN# 7575-008-015 (42 Santa Bella Road); A request to approve a Neighborhood Compatibility Determination to allow the construction of a new home in the RA-20 zone. Three Variance applications are required to allow walls in the front yard in excess of 2' in height; to exceed the height requirement of 27'; and to encroach into the height-to-setback ratio. A Grading permit is required to grade on a slope to create a building pad and to fill the front yard creating a 15% (maximum) slope. Approximately 302 cubic yards of soil is proposed to be cut, of which 133 cubic yards of soil will be exported from the site. The remaining 169 cubic yards of soil will be used to fill the front yard.

Assistant Planner Wong summarized the Staff Report (as per written material).

In response to a question from COMMISSIONER CONWAY, Assistant Planner Wong stated that the redesign of the driveway caused the addition of two Variances -- one for the height-to-setback ratio and the other for the height of the home.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY to,

OPEN THE PUBLIC HEARING.

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

Curt Peters, Project Coordinator, stated that since the last Planning Commission meeting they have tried to work on the concerns of the City. He added that since the beginning of this project, the owners felt that they had to go through a lot of steps and expense due to changes in some of the requirements but he said that he now feels that all concerns were met. He added that the neighbors were all in support of the project.

In response to a question from CHAIRMAN ZERUNYAN, Planning Director Orci said that the changes to the review process that affected the application include NPDES requirements and the revisions of the California Environmental Quality Act (CEQA) which required additional third party peer review.

Robert Lansdorf, 40 Santa Bella Road (adjacent neighbor) was concerned whether or not the driveway was changed because of his children playing around the area. COMMISSIONER SOMERS stated that although it was true that when he drove by the property there were a number of kids using skate boards by the driveway, it was the slope of the driveway that presented a hazard. He said that someone backing out of it would not be able to see clearly, so the Planning Commission felt it would be best to change the slope of it and add a flat "landing" area.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER REIN to,

CLOSE THE PUBLIC HEARING.

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

The Commissioners discussed the fact that this was a very challenging site to build on and congratulated the architect for doing an outstanding job in design.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOMERS,

TO DIRECT STAFF TO PREPARE RESOLUTIONS ADOPTING THE MITIGATED NEGATIVE DECLARATION AND APPROVING PA-18-01 FOR THE NEXT PLANNING COMMISSION MEETING.

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

9. COMMISSION ITEMS

COMMISSIONER CONWAY expressed an interest in attending the upcoming League of California Cities. Planning Director Orci said that he will notify Deputy City Clerk Nolan of his interest so that she can provide the information to him.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES, July 16, 2002.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY

TO RECEIVE AND FILE ITEM 12.A .

There being no objection, CHAIRMAN ZERUNYAN SO ORDERED.

12. ADJOURNMENT

At 8:16 PM, in memory of Chick Hearn, CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to August 19, 2002, at 7:30 p.m.

Hollis Jackson
Minutes Secretary

Douglas R. Prichard
City Clerk