

MINUTES

REGULAR PLANNING COMMISSION MEETING

AUGUST 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 ZERUNYAN.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

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

Commissioners Absent: Conway, Somers

Staff Present: Director Orci
Senior Planner Wahba
Assistant Planner Wong
Assistant Planner Tran

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING of AUGUST 5, 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. A Resolution (PA-18-01) of the Planning Commission of the City of Rolling Hills Estates granting 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 Planning Application No. 18-01; APPLICANT: Mr. & Mrs. Bob Erlich; LOCATION: APN# 7575-008-015 (42 Santa Bella Road). (WW)

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN

TO APPROVE CONSENT CALENDAR ITEMS 6A AND 6B (PA-18-01).

AYES: Bayer, Rein, Killen, Vullo, Chairman Zerunyan

NOES:

ABSTAIN:

ABSENT: Conway, Somers

Director stated the 20-day appeal period for item 6B.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO 29-02; APPLICANT: ROLLING HILLS ESTATES
LOCATION: CITYWIDE; STAFF REQUESTS THE PLANNING COMMISSION'S
DIRECTION REGARDING ENTITLEMENT REQUIREMENTS FOR
FLAGPOLES TO BE LOCATED IN FRONT YARDS.

Assistant Planner Wong gave a staff report (as per written material) and recommended the Planning Commission direct staff to use the Pilaster Permit application with the criteria stated in the report for review and approval of flagpoles to be located in front yards.

In response to COMMISSIONER BAYER, Director Orci stated that the concerns for flags, was focused primarily with rules of etiquette for proper flag displays.

In response to CHAIRMAN ZERUNYAN, Director Orci stated that the criteria is for the flagpole and not the flags.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO

THAT THE PLANNING COMMISSION WILL DIRECT STAFF TO USE THE
PILASTER PERMIT APPLICATION WITH THE ABOVE STATED POLICY
CRITERIA, ARTICULATED AS 1 THROUGH 8 IN THE STAFF REPORT TO
REVIEW AND APPROVE FLAGPOLES IN FRONT YARDS.

There being no objection, CHAIRMAN ZERUNYAN so order.

- B. PLANNING APPLICATION NO. 30-02 APPLICANT: PENINSULA CENTER
LOCATION: 448 PENINSULA CENTER. A REQUEST TO APPROVE A
PRECISE PLAN OF DESIGN APPLICATION TO AMEND THE MASTER SIGN
PLAN TO MODIFY THE CRITERIA FOR DIRECTIONAL SIGNS AT THE
PENINSULA CENTER.

Senior Planner Wahba gave a staff report (as per written material) and recommended the Planning Commission approve PA No. 30-02.

CHAIRMAN ZERUNYAN commended the applicant on the efforts and the "new look" at the Peninsula Center.

COMMISSIONER KILLEN moved, and seconded by COMMISSIONER VULLO

TO APPROVE PA 30-02

There being no objection, CHAIRMAN ZERUNYAN so ordered.

Director Orci stated there is a 20-day appeal period.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 24-02; APPLICANT: MS. MADELINE DEL SIGNORE; LOCATION: 15 SORREL LANE. A REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS AT THE FRONT, SIDE AND REAR YARDS TO A TWO-STORY HOME; A MINOR DEVIATION, A GRADING PERMIT, AND SEVEN VARIANCE APPLICATIONS ARE ALSO REQUIRED.

Assistant Planner Tran gave a staff report (as per written material) and recommended that the Planning Commission Open the public hearing; Take public testimony; Discuss the issues; Close the public hearing and Continue Planning Application No. 24-02 to a date uncertain to allow the applicant sufficient time to work with staff and eliminate the Variance applications as indicated in the report.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER BAYER

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 24-02.

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

There being no objection, CHAIRMAN ZERUNYAN so ordered.

CHAIRMAN ZERUNYAN excused himself from discussion of this application because of the proximity of this project to his home.

Mr. Frank Politeo, architect for the project, discussed the details of the project, utilizing a scale model of the home and identifying the proposed changes. He indicated that the proposed changes are similar to other homes in the area.

COMMISSIONER KILLEN discussed a few options to assist and mitigate some of the issues raised in staff report.

Director Orci indicated that staff is in support of the additions in the front yard, but not in support of the front yard coverage.

In response to COMMISSIONER REIN, Mr. Politeo, discussed the minimum distance between the applicant's home and the neighbor's home near the fireplace.

COMMISSIONER BAYER also asked for clarification on the distance from the chimney to the house next door. Mr. Politeo indicated it was 9-feet. He further stated the neighbor had no objection to the project.

Ms. Madeline Del Signore, the applicant, discussed the circumstances which led to the necessity of the remodel and the proposed changes. Ms. Del Signore discussed the details of her proposed plans, which are to keep the home in it's original architectural style.

Mr. Paul Schwartz, 13 Sorrel Lane, indicated they had no objection to the applicant's project. He discussed the circular driveway and the convenience of the turnaround capability. He would object to lights shining into his home and disturbing their home environment, should the driveway need to be changed.

Mr. Tom Tenny, 18 Sorrel Lane, expressed that safety is of primary concern and retaining the circular driveway would prevent any safety hazards that would be present if the driveway was changed.

Mr. Ralph Lutheger, 17 Sorrel Lane, expressed dismay at the project taking two years to get through the Planning Department, and that the driveway was such a primary issue.

CHAIRMAN ZERUNYAN clarified that the case was filed in June 27, 2002 and discussed the requirements of the Commission and their duties to the rules and regulations.

Ms. Del Signore stated that she has been in talks with the Planning Department for over two years and expressed her discouragement with the constant changes recommended by the Planning Department and then having to start over with a new Planner.

In response to COMMISSIONER VULLO, Director Orci stated that any modifications to a project are only recommendations and that the applicant has the option to proceed and present their project to the Planning Commission. Staff's intent is to bring the "cleanest" application to the Commission. Director Orci also stated that the site has not been cited for any property nuisance.

Director Orci advised Ms. Del Signore that the Planning Department can assist her with the issue of vandalism and that the Sheriff's Department is very responsive.

COMMISSIONER BAYER complemented the applicant on trying to preserve the home's original design.

COMMISSIONER KILLEN stated that the neighborhood is full of non-conforming homes, built prior to specific laws and regulations. He felt that there is an overwhelming community feeling to maintain open space. He stated that staff will support the encroachment into the front yard but the trade is to find other ways to maintain the open space. His primary concern is the overall massing of the home. He also had concerns with the many variances that are requested in this application and asked the architect to reevaluate the design to reduce the number of variances. He suggested that the applicant consider: (1) enlarging the driveway to allow vehicles to make a 3 point turn; (2) reduce the massing of the 2nd story by locating the additions toward the east rear of the home; (3) enlarging the proposed garage to accommodate the living room such that the front addition meets the 10" side setback at the west property.

COMMISSIONER VULLO, REIN and BAYER concurred with COMMISSIONER KILLEN.

In response to CHAIRMAN ZERUNYAN, Director Orci summarized the Commission's concerns. He stated that he would ask the Traffic Engineer to review the driveway.

Ms. Del Signore explained that the Neighborhood Compatibility Determination checklist identified the mass bulk of the home as acceptable. She felt that the variances to create a substandard side yard setback in the front yard maintain the existing nonconforming side yard setback, and encroach into the side yard setback at the rear yard should be one variance.

COMMISSIONER KILLEN moved, and seconded by COMMISSIONER BAYER

TO CLOSE THE PUBLIC HEARING FOR PA 24-02

AYES: Bayer, Rein, Killen, Vullo

NOES:

ABSTAIN: Chairman Zerunyan

ABSENT: Conway, Somers

COMMISSIONER BAYER moved, and seconded by COMMISSIONER BAYER

TO CONTINUE PA 24-02 TO A DATE UNCERTAIN TO ALLOW THE APPLICANT TIME TO WORK WITH STAFF AND REDUCE THE NUMBER OF VARIANCES AND ADDRESS THE CONCERNS EXPRESSED BY THE COMMISSION.

AYES: Bayer, Rein, Killen, Vullo

NOES:

ABSTAIN: Chairman Zerunyan

ABSENT: Conway, Somers

9. COMMISSION ITEMS

None

10. DIRECTOR'S ITEMS

Director Orci discussed the concerns of the Council regarding 1 Ponderosa Lane.

11. MATTERS OF INFORMATION

A. Park and Activities Minutes (August 6, 2002)

B. City Council Actions (August 13, 2002)

COMMISSIONER KILLEN moved, and seconded by COMMISSIONER BAYER

TO RECEIVE AND FILE ITEM 11 A AND 11B.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

12. ADJOURNMENT

At 9:20 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to the meeting of September 3, 2002, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk