

MINUTES

REGULAR PLANNING COMMISSION MEETING

SEPTEMBER 3, 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, Conway, Killen, Somers, Bayer, Vullo,
Chairman Zerunyan

Commissioners Absent: None

Staff Present: Senior Planner Wahba

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

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

There being no objection, CHAIRMAN ZERUNYAN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None

7. **BUSINESS ITEMS**

- A. PLANNING APPLICATION NO 33-02; APPLICANT: CREST ROAD HOMES LLC; LOCATION: N/E CORNER HAWTHORNE BLVD AND CREST ROAD. A PRECISE PLAN OF DESIGN APPLICATION FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING AND RELATED SITE IMPROVEMENTS; APNs 77585-014-052 025, 026, & 027

Senior Planner Wahba gave a staff report (as per written material) and recommended the Planning Commission approve PA-33-02 with the conditions as listed in the report.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VULLO

TO APPROVE PA 33-02 WITH THE CONDITIONS 1 THROUGH 5 AS OUTLINED IN THE STAFF REPORT.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

8. **PUBLIC HEARINGS**

- A. PLANNING APPLICATION NO. 15-02; APPLICANT: MR. AND MRS. EDISON MERA LOCATION: 2721 PALOS VERDES DRIVE NORTH. A REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR DRIVEWAY AND WALKWAY ADDITIONS. A VARIANCE APPLICATION IS

ALSO REQUIRED TO EXCEED THE MAXIMUM FRONT YARD COVERAGE OF 30%.

Chairman Zerunyan waived the reading of the staff report.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 15-02.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 15-02 AND CONTINUE TO A DATE UNCERTAIN.

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

B. PLANNING APPLICATION NO. 31-02 APPLICANT: DONAHUE SCHRIBER
LOCATION: PENINSULA SHOPPING CENTER. A REQUEST TO APPROVE A
CONDITIONAL USE PERMIT AMENDMENT, AND A REQUEST TO APPROVE
A PRECISE PLAN OF DESIGN APPLICATION FOR EXTERIOR LIGHTING,
LANDSCAPE AND HARDSCAPE MODIFICATIONS.

Senior Planner Wahba gave a staff report (as per written material) and recommended that the Planning Commission Open the public hearing; Take public testimony; Discuss the issues; and Close the Public Hearing and direct staff to prepare a resolution approving PA-31-02 with the conditions that the food court be amended from 2500 sq. ft. (CUP-106-92) to 3140 sq. ft as shown on Exhibit A, at the next meeting.

COMMISSIONER VULLO moved, and seconded by COMMISSIONER CONWAY

TO OPEN THE PUBLIC HEARING FOR PA 31-02.

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

Mr. Avan Pullman, architect for the project, conducted a slide presentation for the Commission.

In response to COMMISSIONER KILLEN, Mr. Pullman discussed the planters that were removed and the proposed pots and their size.

COMMISSIONER CONWAY moved, and seconded by COMMISSIONER KILLEN

TO DIRECT STAFF TO PREPARE A RESOLUTION APPROVING PA-31-02 WITH THE CONDITION THAT THE FOOD COURT BE AMENDED FROM 2500 SQ. FT. TO 3,140 SQ. FT. AS SHOWN ON EXHIBIT A.

There being no objection, Chairman Zerunyan so ordered.

9. COMMISSION ITEMS

None

10. DIRECTOR'S ITEMS

Senior Planner Wahba stated that pictures will be taken of the Planning Commission at the next meeting at 7:00 p.m.

11. MATTERS OF INFORMATION

None

12. ADJOURNMENT

At 7:55 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to the meeting of September 16, 2002, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk