

MINUTES

REGULAR PLANNING COMMISSION MEETING

DECEMBER 16, 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, Bayer, Somers, Killen,
CHAIRMAN ZERUNYAN

Commissioners Absent: None

Staff Present: Planning Director Wahba, Assistant Planner Wong,
Assistant Planner Tran

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN.

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 4, 2002.

There being no objection, CHAIRMAN ZERUNYAN so ordered.

5. **AUDIENCE ITEMS**

NONE

6. **CONSENT CALENDAR**

NONE

7. **BUSINESS ITEMS**

- A. PLANNING APPLICATION NO 38-02; APPLICANT: MR. SAM MAUS
LOCATION: 3717 PALOS VERDES DRIVE NORTH. A REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS LOCATED ON THE FRONT, SIDES, AND REAR OF AN EXISTING TWO-STORY HOME, AND A HILLSIDE GAZEBO.

Assistant Planner Wong gave a staff report (as per written material) and recommended the Planning Commission approve PA-38-02.

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN

TO APPROVE PA 38-02 AS OUTLINED IN THE STAFF REPORT.

AYES: Killen, Rein, Somers, Bayer and CHAIRMAN ZERUNYAN

NOES:

ABSTAIN: Conway

ABSENT:

Director Wahba 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 OF A TWO-STORY HOME. A MINOR DEVIATION, GRADING PERMIT, AND FOUR VARIANCE APPLICATIONS ARE ALSO REQUESTED.

Assistant Planner Tran gave a staff report (as per written material) and recommended the Planning Commission Open the public hearing; Take public testimony; Discuss the issues; Close the Public Hearing; and, direct staff to prepare a resolution approving PA-24-02 with the Plan B alternative.

Assistant Planner Tran responded to COMMISSIONER KILLEN'S request to discuss Plan A and Plan B alternatives.

Director Wahba responded to COMMISSIONER CONWAY and COMMISSIONER KILLEN'S questions regarding Gable and hip roof designs and the "Ranch Style" and the roof compatibility with the neighborhood.

COMMISSIONER CONWAY asked about the property loss of 5 feet. Director Wahba stated that it was a property line change and not an easement.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

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

AYES: Conway, Killen, Rein, Somers, Bayer and CHAIRMAN ZERUNYAN

NOES:

ABSTAIN:

ABSENT:

Mr. Frank Politeo, architect for the applicant, stated that he hoped to have the application approved and did prefer Plan B. He stated that he and the applicant had worked extensively with staff and hoped the final plan would be compatible with the neighborhood.

Ms. Del Signore, the applicant, addressed COMMISSIONER CONWAY'S question regarding the 5-foot property line adjustment issue and the circumstances that brought about that change. She further indicated that she and the architect, had worked with staff to eliminate as many variances as possible.

COMMISSIONER BAYER stated that she was glad this project is complete and that the home retained a lot of its original structure, appeal, and character.

Ms. Del Signore responded to COMMISSIONER CONWAY'S question regarding the chimney and she indicated she preferred to have a wood burning fireplace rather than a gas fireplace for personal reasons.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS

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

AYES: Conway, Killen, Rein, Somers, Bayer and CHAIRMAN ZERUNYAN

NOES:

ABSTAIN:

ABSENT:

COMMISSIONER SOMERS complimented the Planning staff on the report, their analysis, the presentation of pros and cons, and how well supported the documentation was.

COMMISSIONER KILLEN expressed his concern about the prior planning application approval and how they only wanted one variance, and the concessions they were required to make, and this application is going to have approval of four variances.

COMMISSIONER CONWAY also asked about the 50% Rule. Director Wahba discussed the current interpretation of the 50% Rule. He stated that in future situations staff would recommend and consider only the structure(s) that are being altered and not detached structures as part of the linear wall calculation and added square footage calculations.

COMMISSIONER SOMERS moved, seconded by COMMISSIONER BAYER

TO DIRECT STAFF TO PREPARE A RESOLUTION TO APPROVE PLANNING APPLICATION NO. 24-02, PLAN B ALTERNATIVE FOR THE JANUARY 6, 2003 MEETING.

AYES: Conway, Killen, Rein, Somers, Bayer

NOES:

ABSTAIN: Chairman Zerunyan

ABSENT:

Director Wahba stated that staff would prepare a resolution for the Planning Commissions consideration and adoption at the next Planning Commission meeting on January 6, 2003.

9. COMMISSION ITEMS

COMMISSIONER KILLEN asked for a status of the Mixed-Use schedule. Director Wahba stated that the next scheduled meeting would be after the first of the year.

10. DIRECTOR'S ITEMS

Director Wahba asked the Commission about their availability for the January 6, 2003, meeting. All Commissioners stated they are able to attend with the exception of CHAIRMAN ZERUNYAN.

11. MATTERS OF INFORMATION

- A. Joint Park and Activities/City Council Minutes (November 5, 2002)
- B. Park & Activities Minutes (November 19, 2002)
- C. Park & Activities Minutes (December 3, 2002)
- D. City Council Actions (November 12, 2002)
- E. City Council Actions (November 26, 2002)
- F. Planning Commission Public Workshop (October 23, 2002)

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO RECEIVE AND FILE ITEMS 11A through 11F.

12. ADJOURNMENT

At 8:00 p.m. CHAIRMAN ZERUNYAN adjourned the Planning Commission meeting to the meeting of January 6, 2003, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk