

MINUTES

REGULAR PLANNING COMMISSION MEETING

FEBRUARY 3, 2003

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,
Chairman Zerunyan

Commissioners Absent: None

Staff Present: Director Wahba, Assistant Planner Tran

4. **PLANNING COMMISSION REORGANIZATION**

Chairman Zerunyan turned the Planning Commission over to the newly appointed Chairman Somers and Vice Chairman Killen.

Chairman Somers congratulated Commissioner Zerunyan on behalf of the Commission and the City and presented a plaque to him for his outstanding performance as Chairman.

5. **APPROVAL OF MINUTES** (January 21, 2003)

COMMISSIONER ZERUNYAN, seconded by COMMISSIONER CONWAY

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION
MEETING of JANUARY 21, 2003.

There being no objection, CHAIRMAN SOMERS so ordered.

6. **AUDIENCE ITEMS**

None

7. **CONSENT CALENDAR**

The following routine matters will be approved in a single motion with the unanimous consent of the Planning Commission. There will be no separate discussion of these items unless good cause is shown by a member of the Commission or the public expressed under audience items prior to the roll call vote. (Items removed will be considered under Business Items.)

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.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE THE CONSENT CALENDAR AS READ.

There being no objection, CHAIRMAN SOMERS so ordered.

8. BUSINESS ITEMS

None

9. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 42-02; APPLICANT: MR. MICHAEL KOGURE; LOCATION: 10 PALOS VERDES LANE. A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST STORY ADDITIONS IN THE FRONT, SIDE, AND REAR YARDS OF A ONE STORY HOME. A MINOR DEVIATION IS REQUIRED TO DECREASE THE FRONT YARD BY 10%. THREE VARIANCE APPLICATIONS ARE REQUIRED FOR 1) ENCROACHMENT INTO THE FRONT YARD AREA BEYOND THE FORWARDMOST BUILDING LINE; 2) MAINTAINING A NONCONFORMING REAR YARD SETBACK OF 16'; AND 3) MAINTAINING A NONCONFORMING SIDE YARD SETBACK OF 5'.

Assistant Planner Tran gave a staff report (as per written material) and recommended that the Planning Commission Open the Public Hearing; Take public testimony; Close the Public Hearing; Discuss the issues; and adopt Resolution No. PA-42-02.

COMMISSIONER CONWAY asked Staff to clarify how front yard area and coverage are calculated. Director Wahba explained that the existing front yard area coverage is the present day condition. After construction is completed, the front yard area is redefined at the face of the new building line, and the proposed front yard area, setback, and coverage are calculated based on the new (redefined) front yard area.

In response to a question from COMMISSIONER CONWAY, Director Wahba said that the unpermitted breezeway would be permitted as a result of the approval of the application.

COMMISSIONER BAYER moved, seconded by COMMISSIONER KILLEN

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 42-02.

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

The applicant's architect, Mr. Rick Colman, discussed the project. He stated that he has worked with Staff over the last year and that the non-permitted breezeway was there at the time Mr. Kogure purchased the home in 1990. He said that they are only adding 945 sq.ft. (not including the breezeway) rather than 1,317 sq.ft. He presented a signed statement in support of the project, from six neighbors on the street.

In response to a question from COMMISSIONER KILLEN, Mr. Colman stated that the roof framing over the garage and the over the breezeway will remain unchanged.

COMMISSIONER CONWAY moved, and seconded by COMMISSIONER ZERUNYAN

TO CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 42-02

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

COMMISSIONER BAYER stated that she was pleased the applicant worked with Staff to come up with a plan that is best for everybody. She thanked Staff and the applicant.

COMMISSIONER CONWAY also complimented Planner Tran for her complete and thorough presentation of the application.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE RESOLUTION NO. PA-42-02.

AYES: Bayer, Rein, Killen, Conway, Zerunyan, Chairman Somers

NOES:

ABSTAIN:

ABSENT:

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

10. COMMISSION ITEMS

In response to a question from COMMISSIONER CONWAY, Director Wahba stated that they are currently working on a format for the meeting on February 12, 2003.

Director Wahba stated that he has been in contact with interested parties in the community that wish to do a power point presentation. Their concern is that people speaking against the project be given ample time and an opportunity to present their comments early in the evening rather than late. He stated that the standard procedure is for the proponent to present their project to the Commission and then the opponent do their presentation.

In response to a question from COMMISSIONER BAYER, Director Wahba stated that they will try to prevent a duplication of comments as much as would be possible.

11. DIRECTOR'S ITEMS

Director Wahba stated that he would like to organize the presentation of the February 12th meeting. He suggested that the proponents and opponents each be allowed one-half hour increments at a time. This would be to allow all the public testimony or as much public testimony as is necessary. He stated that time would be a factor for the meeting due to the number of Entitlements, plus the information in the Final EIR. He further stated that it may be necessary to continue the meeting to February 18, 2003 and continue the Public Hearing.

Director Wahba asked for volunteers to represent Traffic and Safety Committee, and Equestrian Committee.

COMMISSIONER CONWAY nominated COMMISSIONER ZERUNYAN to represent the Traffic and Safety Committee and COMMISSIONER KILLEN to represent the Equestrian Committee. All Commissioners concurred.

Director Wahba advised the Commission that City Council will be interviewing and selecting a new Planning Commissioner on Friday, February 7, 2003.

12. MATTERS OF INFORMATION

A. Park and Activities Minutes (January 21, 2003)

B. City Council Actions (January 28, 2003)

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

To receive and file items 12A, and 12B.

COMMISSIONER CONWAY asked if they would adjourn in honor of our seven fallen astronauts and offer our condolences to their families.

13. ADJOURNMENT

At 8:07 p.m. CHAIRMAN SOMERS adjourned the Planning Commission meeting to the meeting of February 12, 2003 at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk