

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**MAY 5, 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 Verde's Drive North, by CHAIRMAN SOMERS.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Conway, Killen, Zerunyan, O'Day, Bayer, Chairman Somers

Commissioners Absent: Rein

Staff Present: Director Wahba  
Assistant Planner Wong  
Assistant Planner Tran

4. **APPROVAL OF MINUTES**

A. Planning Commission meeting of March 17, 2003

COMMISSIONER BAYER had a correction under her name on page 11. She stated that she would reword her comments and fax them for incorporation in the minutes.

COMMISSIONER BAYER requested the correction be as follows:

“COMMISSIONER BAYER agreed that the applicant’s request for a continuance be granted, although she added that the request, coming on the eve of the meeting, seemed somewhat disingenuous. She indicated that the initial responsibility to evaluate the project lay with the Planning Commission and in doing so, the Commission should be acutely aware of and responsive to the concerns of the community while remaining open-minded to the project. She requested the applicant carefully evaluate the project in light of the issues raised by the community, including the applicant’s prior representation that there would be no further expansion of the church. In addition, the applicant should work toward eliminating the need for variances and zone changes and develop the project within the city’s statutory guidelines. If the Commission agreed to continue the matter, 60 days would be appropriate.”

COMMISSIONER CONWAY had two minor corrections on page 5, under his name. He stated he preferred it said “The numbers shall equal 961 spaces”. He stated that the other correction is also on page 5, currently has “86%” and it should be corrected to say “68%” instead.

CHAIRMAN SOMERS stated that on page 8 in his comments, he requested the second sentence say “advisory opinions” and not “advice or opinions”. He added page 11, also needed a correction to the fourth sentence and it should read as “The alternative is to deny” and not “The objective”.

CHAIRMAN SOMERS asked if there were any other corrections, additions or changes at this time.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING of MARCH 17, 2003

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

COMMISSIONER BAYER commented that considering the length and complexity of the meeting, this was a job well done.

B. Planning Commission meeting of April 14, 2003

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING of MARCH 17, 2003

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

5. AUDIENCE ITEMS

None.

6. CONSENT CALENDAR

- A. Waive reading in full all resolutions that are presented for Planning Commission consideration.
- B. Quarterly Code Enforcement Report.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER KILLEN

TO RECEIVE AND FILE ITEM 6A OF THE CONSENT CALENDAR.

Chairman Somers so ordered.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO 05-03; APPLICANT: MR. AND MRS. JIM ZAPPULA; LOCATION: 7 SANTA BELLA ROAD. A REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS LOCATED ON THE WEST SIDE AND REAR YARDS. A. MINOR DEVIATION IS REQUIRED TO EXTEND A FIRST STORY ADDITION ON THE WEST LEGAL NON-CONFORMING SIDE YARD SETBACK.

Assistant Planner Wong summarized the Staff Report (as per written material). He stated that staff recommends that the Planning Commission approve PA 05-03.

The applicant, Mr. Jim Zappula, stated that he wanted to thank the Commission for assisting him to realize that he was not at his maximum allowable square footage for this project. He stated that this changed the whole complexity of the addition and allowed him more room to do what he wanted to do to reach their goal. He added that everyone was very helpful and he wanted to thank everyone.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY to

APPROVE PA 05-03.

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

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

- B. PLANNING APPLICATION NO 13-03; APPLICANT SILVER SPUR SHOPPING CENTER (TOWN & COUNTRY SHOPPING CENTER); LOCATION 811-897 SILVER SPUR ROAD. A REQUEST TO APPROVE A PRECISE PLAN OF DESIGN APPLICATION FOR FAÇADE IMPROVEMENTS FOR A PORTION OF THE TOWN & COUNTRY SHOPPING CENTER.

Assistant Planner Tran summarized the Staff Report (as per written material). She said staff recommends that the Planning Commission continue this application to a date uncertain to allow the applicant sufficient time to work with staff to resolve the issues stated in the staff report.

The applicant's representative, Mr. Chris Brown, discussed the intent to retain the rustic look while improving the site, and to attract a higher level of tenants. He discussed some of the details of the proposed changes, such as the roof, and the structural supports, and the walkway improvements for a Mediterranean rustic type look.

COMMISSIONER BAYER asked the applicant about the tenants, Long's and Bristol Farms and their position.

Mr. Brown responded that he could not speak for the banks, but the dental office building could also be improved, and that Long's is currently showing some interest, and Bristol Farms stated they have plans for some stores and will meet with their representatives; the current tenants are very interested.

COMMISSIONER ZERUNYAN asked the applicant about the various owners of the property and their control as the landlord and the proposed renovations.

Mr. Brown utilized a map to clarify which properties his client owned and their process to gain support for their project. He discussed various aspects of their landlord –tenants issues and their intent to maintain the rustic, horse community look.

COMMISSIONER O'DAY stated that he supports the renovation ideas and concepts with respect to lightening up the wood color and removing portions of the roof overhang, except that this is a late 90's, Orange County look and the style is not consistent with the area and not consistent with the other buildings. He added that it would be necessary to have a more consistent look and tie in with the anchor tenants for his approval.

Mr. Brown discussed the possibility of "proposed elevation upgrades for the anchor tenants to tie in the other two facilities" in the future 6 months or one year.

Director Wahba stated that the previous "Pavilions" never remodeled along with the recent remodel of the Peninsula Center, in spite of their promise to do a complete remodel of the exterior and interior, and this is a prime example of proposals for the future.

COMMISSIONER KILLEN commented about the façade that could create various issues. He stated that a more updated look is appreciated but felt it would look a little mish-mash. He indicated he felt it would be more appropriate to revisit the design and is not opposed to improving the building.

COMMISSIONER CONWAY asked about the possible change under the Bowma standards and any change to the rental space.

Mr. Brown responded and discussed the original parking evaluation was done based on the square footage of the facility and the effect the square footage calculations originally entitled or permitted under.

Director Wahba stated that calculating parking requirements from GLA standards are based on the footprint of the building. He added that outdoor seating within a defined area would also typically count as leased space as well.

CHAIRMAN SOMERS stated that he also is reluctant to approve the concept if it does not include Bristol Farms as he felt it would look piece-meal. He stated he felt it would be better to come back.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO CONTINUE THE APPLICATION TO A DATE UNCERTAIN TO ALLOW THE APPLICANT SUFFICIENT TIME TO WORK WITH STAFF TO RESOLVE THE ISSUES AS STATED IN THE STAFF REPORT.

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

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

COMMISSIONER O'DAY asked for a clarification on setbacks and neighborhood compatibility issues.

COMMISSIONER KILLEN discussed the history and results of the joint meeting with City Council for clarification and consistency.

Director Wahba discussed the policy of the 50% rule.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

A. City Council Actions (April 22, 2003)

COMMISSIONER BAYER moved, and seconded by COMMISSIONER SOMERS

TO RECEIVE AND FILE ITEM 11 A

They're being no objection, CHAIRMAN SOMERS so ordered.

12. ADJOURNMENT

At 8:20 p.m. CHAIRMAN SOMERS adjourned the Planning Commission meeting to the meeting of May 19, 2003 at 7:30 p.m.

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Judith Trujillo  
Minutes Secretary

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Douglas R. Prichard  
City Clerk