

MINUTES

REGULAR PLANNING COMMISSION MEETING

SEPTEMBER 2, 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 SOMERS.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Rein, Killen, O'Day, Zerunyan, Chairman Somers

Commissioners Absent: Bayer, Conway

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

4. **APPROVAL OF MINUTES**

COMMISSIONER KILLEN requested a correction to the Minutes in #3, Roll Call, eliminating COMMISSIONER KILLEN's name under "Absent. "

COMMISSIONER ZERUNYAN moved, seconded by COMMISSIONER KILLEN

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 4, 2003, AS AMENDED.

AYES: Rein, Killen, Zerunyan, O'Day

NOES:

ABSTAIN: Chairman Somers

ABSENT: Bayer, Conway

5. **AUDIENCE ITEMS**

None

6. **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 ZERUNYAN moved, seconded by COMMISSIONER KILLEN,

TO APPROVE THE CONSENT CALENDAR AS READ.

There being no objection, CHAIRMAN SOMERS so ordered.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 25-03; APPLICANT: MR. ANTONIO SARABIA/MS. CHERYL DAWSON; LOCATION: 4708 ROCKBLUFF DRIVE. A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR A FIRST AND SECOND STORY ADDITION TO A SINGLE STORY HOME.

Assistant Planner Tran summarized the Staff Report (as per written material) and stated that Staff recommends the Planning Commission approve PA-25-03.

Applicant Antonio Sarabia expressed his cooperation to work with the neighbors about their privacy concerns with respect to the placement of windows on the second floor side elevation.

COMMISSIONER KILLEN discussed with the applicant and the applicant's architect, Michael Kaufman, the board siding construction details and inquired why the wood siding was not proposed on all elevations. Director Wahba commented about the board siding construction, stating that the sides and rear of the second story are stucco to match the rest of the house. The wood siding on the front elevation typically wraps around the side several feet.

COMMISSIONER O'DAY inquired about the style of the roof and if there were any alternatives and questioned the style of the windows. Mr. Kaufman responded that it was a hip roof style to confirm with Code and that all the windows would match the existing home's style.

Mr. Nathan Zaslowsky, the adjoining neighbor, commented that the applicant has been very accommodating and he has no objections to the proposed application.

CHAIRMAN SOMERS responded that the Planning Commission is very concerned with the privacy issues.

Mr. Albert Chaney, also an adjoining neighbor, discussed his concerns with the privacy issue and the windows location. He also expressed concern that his home would look like it was in a canyon and the impact this may have on his home.

COMMISSIONER KILLEN discussed with Mr. Chaney some options on the window locations to address his privacy concerns.

Mr. Sarabia stated that he would be happy to move the windows as Mr. Chaney had requested.

COMMISSIONER REIN asked about a specific area near the walk in closet of the remodel, requesting that the elevation be further articulated. Mr. Kaufman stated that they had looked at this previously with staff, but that it would not be conducive to the floor plan.

COMMISSIONER KILLEN moved, seconded by COMMISSIONER ZERUNYAN

TO APPROVE PA. NO. 25-03 WITH THE FOLLOWING CONDITIONS:

1. THAT THE WINDOW LOCATED ON THE WEST SECOND STORY ELEVATION BE MOVED TO THE CENTER OF THE ELEVATION; AND
2. THAT THE WOOD SIDING WRAP AROUND THE SIDE ELEVATION OF THE SECOND STORY BY AT LEAST 2'.

AYES: Rein, Killen, Zerunyan, O'Day, Chairman Somers

NOES:

ABSTAIN:

ABSENT: Bayer, Conway

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

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 23-03; APPLICANT: MR. AND MRS. RAUL RAMIREZ; LOCATION: 27663 CONESTOGA DRIVE. A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS TO A SINGLE STORY HOME. A MINOR DEVIATION IS REQUIRED FOR DECREASES IN THE FRONT AND WEST SIDE YARDS BY LESS THAN 10%. A VARIANCE IS REQUIRED TO MAINTAIN A LEGAL NON-CONFORMING WEST SIDE YARD.

Assistant Planner Wong 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-23-03.

COMMISSIONER ZERUNYAN moved, so ordered by CHAIRMAN SOMERS

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 23-03.

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

The applicant, Mr. Raul Ramirez stated that they had worked with Staff and hoped that their application would be approved.

Ms. Sonja Rodrigues, project designer, stated that they had met all the conditions previously stated by the Planning Commission and worked with Staff to resolve all issues.

COMMISSIONER KILLEN moved, and seconded by COMMISSIONER ZERUNYAN

TO CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 23-03

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

COMMISSIONER KILLEN expressed his appreciation for their cooperation.

COMMISSIONER KILLEN moved, and seconded by COMMISSIONER ZERUNYAN

TO APPROVE PLANNING APPLICATION NO. 23-03.

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

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

9. COMMISSION ITEMS

Director Wahba discussed the 2003 Annual Holiday Party, scheduled for December 11, 2003.

COMMISSIONER KILLEN addressed the noticing issue for the Equestrian Committee, stating that he never received the notice.

10. DIRECTOR'S ITEMS

Director Wahba discussed the joint meeting of the Planning Commission and City Council on September 15, 2003 AT 6:00 P.M.

11. CITY ATTORNEY'S ITEMS

None.

12. MATTERS OF INFORMATION

- A. Park and Activities Minutes (8/5/03)
- B. City Council Actions (8/12/ 2003)

COMMISSIONER KILLEN moved, seconded by COMMISSIONER ZERUNYAN

TO RECEIVE AND FILE ITEMS 12A, and 12B.

13. ADJOURNMENT

At 8:08 p.m. CHAIRMAN SOMERS adjourned the Planning Commission meeting to the meeting of September 15, 2003 at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk