

MINUTES

REGULAR PLANNING COMMISSION MEETING

NOVEMBER 15, 2004

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:31 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by CHAIRMAN KILLEN.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Somers, Vanden Bos, Bayer, Rein, O'Day, Chairman Killen

Commissioners Absent: Conway

Staff Present: Planning Director Wahba, Assistant Planner Wong

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 4, 2004.

There being no objection, CHAIRMAN KILLEN so ordered.

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.

- 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 O'DAY moved, seconded by COMMISSIONER BAYER

TO RECEIVE AND FILE THE CONSENT CALENDAR.

There being no objection, CHAIRMAN KILLEN so ordered.

7. **BUSINESS ITEMS**

None.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO 07-04; APPLICANT: DAVE FARRELL; LOCATION: 10 HIDDEN VALLEY ROAD. A NEIGHBORHOOD COMPATIBILITY DETERMINATION TO ALLOW AN AFTER-THE-FACT ACCESSORY STRUCTURE BUILT IN THE EAST SIDE YARD; AND A VARIANCE FOR A DECREASE IN THE 10' SIDE YARD SETBACK FOR THE STRUCTURE.

Assistant Planner Wong gave a staff report (as per written material) and recommended that the Planning Commission: Open the Public Hearing; Take public testimony, Discuss the issues, Close the Public Hearing, and Adopt Resolution No. PA-07-04, approving this project.

CHAIRMAN KILLEN commented that the survey worked in the favor of the applicant such that the structure is further back from the street than originally thought.

COMMISSIONER O'DAY asked Staff to identify what had changed in the Planning Application from April to November that would justify the Variance.

Director Wahba discussed the issues and options that were presented, and commented that the combination of details affecting both the applicant and the neighbor in addition to the survey conducted, provided sufficient findings to support the Variance request.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER BAYER

TO OPEN THE PUBLIC HEARING.

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

COMMISSIONER O'DAY discussed his concerns for approving an after-the-fact request and whether or not this could set a precedent. He commented that the new set of plans show that the structure should not be intrusive to the neighboring property and that if the structure were to be moved inside the allowed location, that it would be more intrusive.

COMMISSIONER SOMERS expressed his concerns for violators of the City's codes and that they repeatedly benefit. He also discussed that if the applicant had moved the accessory building it would have looked massive and out of place, so the alternative would have looked worse.

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS

TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS

TO ADOPT RESOLUTION PA 07-04.

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

Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

CHAIRMAN KILLEN updated the Commission on the status of the Mixed-Use Subcommittee and the proposed Deep Valley Drive master plan.

10. DIRECTOR'S ITEMS

None.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES, OCTOBER 19, 2004
- B. CITY COUNCIL ACTIONS, OCTOBER 12, 2004
- C. JOINT CITY COUNCIL/PARK AND ACTIVITIES MINUTES, NOVEMBER 2, 2004.
- D. CITY COUNCIL ACTIONS, NOVEMBER 9, 2004

COMMISSIONER BAYER moved, seconded by COMMISSIONER SOMERS,

TO RECEIVE AND FILE ITEMS 11A through 11D.

There being no objection, CHAIRMAN KILLEN so ordered.

12. ADJOURNMENT

At 7:55 p.m., CHAIRMAN KILLEN adjourned the Planning Commission meeting to December 6, 2004, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk