

MINUTES

REGULAR PLANNING COMMISSION MEETING

MAY 3, 2004

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 KILLEN.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

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

Commissioners Absent:

Staff Present: Planning Director Wahba, Senior Planner Cutler, Assistant Planner Wong, City Attorney Steve Pfahler

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 19, 2004.

There being no objection, CHAIRMAN KILLEN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

COMMISSIONER SOMERS requested a vote of Item 6 A and it was moved to Business Items.

B. A RESOLUTION (PA-01-04) FOR APPROVAL OF A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF SINGLE STORY ADDITIONS TO THE SIDES AND REAR YARDS AND A VARIANCE TO EXCEED TO MAXIMUM FRONT YARD LOT COVERAGE, APPLICANT: MS. AMY FORTUNE; LOCATION: 12 ENCANTO DRIVE.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE RESOLUTION PA-01-04.

AYES: Conway, Vanden Bos, Bayer, Killen

NOES: Somers, Rein, O'Day

ABSTAIN:

ABSENT:

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

7. BUSINESS ITEMS

- 6A. 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.

Director Wahba clarified the "Waiving of Readings" to CHAIRMAN KILLEN.

COMMISSIONER SOMERS asked for discussion from the COMMISSIONERS regarding Consent Item B.

COMMISSIONER SOMERS stated that he felt that Staff was correct in opposing Resolution PA-01-04.

CHAIRMAN KILLEN commented that he was sympathetic to the location and neighborhood and their neighbor next door, and they had a tough site to work with.

COMMISSIONER VANDEN BOS stated that he felt this was a special case also and did not know what else the homeowner could do.

COMMISSIONER CONWAY stated that the property is a flag lot, and the view from a public rights of way supported the approval of the application.

COMMISSIONER BAYER stated that she concurred with the Commissioners comments and the extensive work the applicant had done to work with staff.

COMMISSIONER O'DAY commented that the courtyard style that it does give an illusion from the exterior that the building mass is covering the entire lot and the open space is concealed.

- B. PLANNING APPLICATION 11-04; APPLICANT: PENINSULA CENTER (SPECTRUM HEALTH CLUBS) LOCATION: 51-D PENINSULA CENTER.

Assistant Planner Wong summarized the staff report (as per written material) and stated that staff recommends the Planning Commission approve PA-11-04.

COMMISSIONER BAYER moved, seconded by COMMISSIONERS CONWAY

TO APPROVE PA 11-04.

CHAIRMAN KILLEN so ordered.

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

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 07-04; APPLICANT: MR. DAVID FARRELL; LOCATION: 10 HIDDEN VALLEY ROAD. THE APPLICANT IS REQUESTING APPROVAL OF A NEIGHBORHOOD COMPATIBILITY TO ALLOW AN AFTER THE FACT ACCESSORY STRUCTURE BUILT IN THE EAST SIDE YARD. A VARIANCE IS REQUIRED FOR A DECREASE IN THE 10' SIDE YARD SETBACK FOR THE STRUCTURE.

Planner Wong summarized the 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 Continue the application to a date uncertain to allow the applicant, attorneys, and staff to work further on redesigning the project.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 07-04.

CHAIRMAN KILLEN so ordered.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER TO

CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION 07-04.

CHAIRMAN KILLEN so ordered.

Director Wahba discussed the concern that he and the City Attorney, Richard Terzian had, that a precedence could be set on encroachment in the required setbacks.

The COMMISSIONERS discussed previous similar situations and potential variance findings.

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY

TO CONTINUE THE PUBLIC HEARING FOR PLANNING APPLICATION 07-04 TO A DATE UNCERTAIN.

AYES: Somers, Rein, O'Day, Conway, Vander Bos, Bayer, Killen

NOES:

ABSTAIN:

ABSENT:

9. COMMISSION ITEMS

CHAIRMAN KILLEN presented a service plaque to COMMISSIONER SOMERS.

COMMISSIONER SOMERS thanked the COMMISSIONERS and Staff for a job well done and commended them for their conscientious dedication.

10. DIRECTOR'S ITEMS

A. Director Wahba presented a "Committee List" for the Commissioners.

COMMISSIONERS VANDEN BOS and CONWAY volunteered for the Hazard Mitigation Plan Committee.

Director Wahba presented the Planning Commission with the Initial Study and plans for a mixed use project (Ted Wynne) that will be coming up at the next meeting.

11. CITY ATTORNEY'S ITEMS

None.

12. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES, APRIL 20, 2004.

B. CITY COUNCIL ACTIONS, APRIL 27, 2004.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO RECEIVE AND FILE ITEMS 11A AND B.

There being no objection, CHAIRMAN KILLEN so ordered.

13. ADJOURNMENT

At 7:56 p.m. CHAIRMAN KILLEN adjourned the Planning Commission meeting to May 17, 2004, at 7:30 p.m.

Judith Trujillo
Minutes Secretary

Douglas R. Prichard
City Clerk