

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**FEBRUARY 17, 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 SOMERS.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

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

Commissioners Absent: Killen

Staff Present: Planning Director Wahba, 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 FEBRUARY 2, 2004

There being no objection, CHAIRMAN SOMERS so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

None.

7. **BUSINESS ITEMS**

- A. PLANNING APPLICATION NO. 03-04; APPLICANT: FARMERS & MERCHANT BANK (CARLOS WLODARCZYK, BUILDER); LOCATION: 2 HILLCREST MANOR. A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF A NEW TWO-STORY HOME ON A VACANT LOT LOCATED WITHIN THE SUBDIVISION OF HILLCREST MANOR.

Assistant Planner Wong summarized the Staff Report (as per written material) with the listed conditions.

The applicant, Mr. Carlos Lodarcy, stated he would answer any questions the Commission had.

COMMISSIONER BAYER asked about the specific materials for the windows. The applicant stated that they were to be Colby & Colby windows.

CHAIRMAN SOMERS asked about the very large tree at the entrance to Hillcrest Manor and if the tree were on private property or public. Director Wahba stated that the tree may be in the public right-of-way, but that the Hillcrest Manor HOA maintains it.

Mrs. Gauri Rao, of 29203 Stonecrest Road stated that she was in opposition to the construction due to the obstruction of her ocean view. She stated that whenever the trees are pruned that she has a view of the ocean and was afraid the second story would obstruct her view.

COMMISSIONER O'DAY asked Mrs. Rao if the flags obstructed her view at this time? Mrs. Rao affirmed that they do, from her master bedroom and family room.

COMMISSIONER CONWAY asked Director Wahba if the prior approval in 1995 complied with the Neighborhood Compatibility. Director Wahba stated that the prior approval did meet the setbacks and the guidelines of Neighborhood Compatibility. Also, silhouettes of the main ridge lines of the proposed two-story home were erected.

COMMISSIONER CONWAY asked if there was any documentation to confirm the information regarding the approvals. Director Wahba stated that there was information available in the 1995 Neighborhood Compatibility file for the build-out of the tract.

COMMISSIONER REIN asked if Staff went to Mrs. Rao's home to verify her concerns. Director Wahba indicated that the mailing radius is 500 ft. He stated that they had conducted a windshield survey to establish the silhouette's impacts. He stated that Mrs. Rao's home is about 300 ft from the referenced site and it did not appear that a view impairment would result from her property.

There was some discussion regarding the flags and the duration in which a silhouette stays up.

CHAIRMAN SOMERS stated that there were no pictures of the silhouette due to the tree obstructing the view. He stated that he had some difficulty finding the silhouette due to the trees location. One would be required to cut down three-quarters of the tree to evaluate the view. He also stated that the fences on either side of the site were almost falling down such that the view from the fences, if they were upright, would also block the views.

Director Wahba stated that for the record, even if there is a view obstruction, a second story home was approved in the 1990's and there were no concerns at that time about the ocean view.

COMMISSIONER CONWAY commented that if someone did their due diligence when they purchased the property, the information regarding the second story approval was available.

There was discussion among the Planning Commission as to whether or not to continue this application to allow staff and the Planning Commission an opportunity to visit the surrounding properties to conduct additional view analysis prior to voting on the project.

COMMISSIONER BAYER moved, seconded by COMMISSIONER REIN

TO CONTINUE PA-03-04 TO THE NEXT MEETING OF MARCH 1, 2004, TO ALLOW STAFF AND THE PLANNING COMMISSION AN OPPORTUNITY TO CONDUCT ADDITIONAL VIEW ANALYSIS FROM PROPERTIES ON STONECREST ROAD AND ARROWHEAD LANE.

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

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

None.

10. DIRECTOR'S ITEMS

Director Wahba advised the Commission that Mr. Larry Vanden Bos would be the new Planning Commissioner.

Director Wahba discussed the Mixed-Use meeting plans for Feb 25, 2004.

11. CITY ATTORNEY'S ITEMS.

None.

12. MATTERS OF INFORMATION.

- A. Revision to Neighborhood Compatibility findings for PA-36-03 (Note that this item was Approved by the Planning Commission on December 15, 2003 and that the 20-day Appeal period is over).
- B. Park and Activities Minutes (2/3/04).
- C. City Council Actions (2/10/04).

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO RECEIVE AND FILE ITEM 12 A, B, C.

There being no objection, CHAIRMAN SOMERS so ordered.

13. ADJOURNMENT

At 8:06 p.m. CHAIRMAN SOMERS adjourned the Planning Commission meeting to February 25, 2004 at 7:30 a.m.

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Judith Trujillo  
Minutes Secretary

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Douglas R. Prichard  
City Clerk