



CITY OF ROLLING HILLS ESTATES

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## PLANNING COMMISSION AGENDA

Regular Meeting

December 5, 2005

7:30 pm

Note: Reports and documents relating to each agenda item are on file in the Planning Department and are available for public inspection.

1. CALL MEETING TO ORDER.
2. SALUTE TO THE FLAG.
3. ROLL CALL.
4. APPROVAL OF MINUTES. (November 14, 2005).
5. AUDIENCE ITEMS.
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 of all resolutions that are presented for Planning Commission consideration on tonight's agenda and all such resolutions shall be read by title only.
  - B. A Resolution (PA NO. 34-05) of the Planning Commission of the City of Rolling Hills Estates recommending that the City Council approve a General Plan Amendment, Zone Text Amendment, Conditional Use Permit, Precise Plan of Design, Variances to: 1) exceed the maximum permitted building height, and 2) permit a lesser setback area than required by Code, a Minor Deviation to exceed the maximum permitted lot coverage by less than 10%, and Tentative Tract Map for a 58-unit Mixed-Use residential/commercial development in the Commercial General (Mixed-Use Overlay) Zones. (NC)
  - C. A Resolution (PA-46-05) of the Planning Commission of the City of Rolling Hills Estates approving a subterranean garage and first story additions to the front and side yards, a Variance for decreasing more than 10% of the front yard area and for maintaining a non-conforming front and side yard setback; a Minor Deviation to exceed the lot coverage by 10%; and a Grading application to accommodate the new garage. APPLICANT: Mr. & Mrs. Michael Prenger; LOCATION: 4540 Marloma Drive. (WW)
7. BUSINESS ITEMS.
  - A. PLANNING APPLICATION NO. 49-05; APPLICANT: Ms. Catherine Salerno-Pisar; LOCATION: 26448 Dunwood Road; A Neighborhood Compatibility for first and second story additions to a single story home. (WW)
8. PUBLIC HEARINGS.
  - A. PLANNING APPLICATION NO. 33-04; APPLICANT: Gary Butcher (Butcher Ranch Subdivision; LOCATION: Northeast corner of Palos Verdes Drive North and Palos Verdes Drive East; A request for approval of a Tentative Tract Map and Grading Plan to establish a subdivision including 13 residential lots, two landscape lots, and one Commercial Recreation (C-R) designated lot in the RA-20,000 and C-R Zones. (NC)
  - B. PLANNING APPLICATION NO. 45-05; APPLICANT: Mr. Ed Wirtz; LOCATION: 12 Branding Iron Lane; A Neighborhood Compatibility for first story additions located on the front, side and rear yards. A Variance is required to exceed the maximum front yard coverage. A Minor Deviation is also required for decreasing less than 10% of the front yard area. (WW)

- C. PLANNING APPLICATION NO. 51-05; APPLICANT: Mr. Randy Karp; LOCATION: 4645 Rockbluff Drive A Neighborhood Compatibility for first and second story additions at the front, side and rear yards. A Minor Deviation is required for the front yard addition to decrease the front yard area by less than 10%. A Variance is also required to exceed the maximum front yard coverage. (WW)
- D. PLANNING APPLICATION NO. 55-05; APPLICANT: Chicken Dijon; LOCATION: 50-B Peninsula Center; A Conditional Use Permit to permit a restaurant. A Precise Plan of Design is also required for a business identification sign which includes a logo. (NC)

9. COMMISSION ITEMS.

10. DIRECTOR'S ITEMS.

11. MATTERS OF INFORMATION.

- A. City Council Actions (November 15, 2005).

12. ADJOURNMENT.