

**INDEX**  
**REGULAR PLANNING MINUTES**  
**NOVEMBER 1, 2005**

<b><u>PAGE</u></b>	<b><u>SUBJECT</u></b>
1	<u>CALL MEETING TO ORDER</u> <u>PLEDGE OF ALLEGIANCE</u> <u>ROLL CALL</u> <u>APPROVAL OF MINUTES (OCTOBER 17, 2005)</u> <u>AUDIENCE ITEMS</u> <u>CONSENT CALENDAR</u> A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION TONIGHT. B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES (PLANNING APPLICATION NO. 43-05), APPROVING A VARIANCE TO PERMIT FEWER PARKING SPACES THAN REQUIRED BY CODE AND A PRECISE PLAN OF DESIGN FOR A 2,022 SQUARE FOOT SECOND STORY ADDITION AND NEW ELEVATOR TO AN EXISTING TWO STORY COMMERCIAL BUILDING ON A .59 ACRE PARCEL. APPLICANT: THOMAS CARSON; LOCATION: 810 SILVER SPUR ROAD.
	<u>BUSINESS ITEMS</u>
2	A. PLANNING APPLICATION NO. 39-05; APPLICANT: MR. DENNIS LA CHARITE; LOCATION: 21 RANCHVIEW ROAD; A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE (GARAGE) LOCATED IN THE REAR YARD. A GRADING APPLICATION IS REQUIRED FOR THE DRIVEWAY AND RETAINING WALLS.
2-3	B. PLANNING APPLICATION NO. 44-05; APPLICANT: MR. & MRS. MIKE TOM; LOCATION: 12 SILVERBIT LANE; A NEIGHBORHOOD COMPATIBILITY FOR FIRST AND SECOND STORY ADDITIONS LOCATED AT THE FRONT, SIDES AND REAR YARDS.
3-4	C. 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.
	<u>PUBLIC HEARINGS</u>
4	A. PLANNING APPLICATION NO. 30-05; APPLICANT: LINDA ADAMS-MCNAMARA; LOCATION: 15 RANCHVIEW ROAD; A NEIGHBORHOOD COMPATIBILITY FOR A FRONT YARD ADDITION. A MINOR DEVIATION IS REQUIRED TO DECREASE THE FRONT YARD AREA BY LESS THAN 10%. A VARIANCE IS REQUIRED FOR AN ADDITION PROJECTING BEYOND THE FORWARDMOST BUILDING LINE.
4-7	B. PLANNING APPLICATION NO. 33-04; APPLICANT: 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.
7-8	C. PLANNING APPLICATION NO. 50-05; APPLICANT: DR. LAWRENCE SHER; LOCATION: 550 DEEP VALLEY DRIVE, SUITE 321; A CONDITIONAL USE PERMIT FOR A MEDICAL OFFICE.

- 8-9 D. PLANNING APPLICATION NO. 48-05; APPLICANT: CITY OF ROLLING HILLS ESTATES; LOCATION: LOT NO. 2 OF PARCEL MAP NO. 24046. THIS PROPERTY EXTENDS FROM THE REAR OF THE EMPTY SADDLE CLUB IN A SOUTHEAST DIRECTION AND IS BOUND BY THE CITY OF TORRANCE TO THE NORTH AND BUCKSKIN LANE TO THE SOUTH. A ZONE CHANGE TO CHANGE THE ZONING OF PREVIOUSLY-OWNED VACANT CHANDLER FAMILY PROPERTY (17 ACRES +/-) FROM AGRICULTURE (ESTATE RESIDENTIAL) TO OPEN SPACE/RECREATION (OS-R) IN ACCORDANCE WITH THE CITY'S GENERAL PLAN LAND USE DESIGNATION.

9 COMMISSION ITEMS

DIRECTOR'S ITEMS

MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (OCTOBER 25, 2005).

ADJOURNMENT

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**NOVEMBER 1, 2005**

1. **CALL MEETING TO ORDER**

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:32 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: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
Commissioners Absent: Conway  
Staff Present: Planning Director Wahba, Senior Planner Cutler, Assistant Planner Wong

4. **APPROVAL OF MINUTES**

Jim Cohoon (23 Ranchview) came forward at CHAIRMAN KILLEN's invitation to request amendments to the minutes to include significant statements.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER O'DAY,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 17, 2005, WITH PROPOSED AMENDMENTS.

There being no objection, CHAIRMAN KILLEN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. WAIVE READING IN FULL ALL RESOLUTIONS THAT ARE PRESENTED FOR PLANNING COMMISSION CONSIDERATION TONIGHT.

B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS ESTATES (PLANNING APPLICATION NO. 43-05), APPROVING A VARIANCE TO PERMIT FEWER PARKING SPACES THAN REQUIRED BY CODE AND A PRECISE PLAN OF DESIGN FOR A 2,022 SQUARE FOOT SECOND STORY ADDITION AND NEW ELEVATOR TO AN EXISTING TWO STORY COMMERCIAL BUILDING ON A .59 ACRE PARCEL. APPLICANT: THOMAS CARSON; LOCATION: 810 SILVER SPUR ROAD.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

Planning Director Wahba explained the 20-day appeal period.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 39-05; APPLICANT: MR. DENNIS LA CHARITE; LOCATION: 21 RANCHVIEW ROAD; A NEIGHBORHOOD COMPATIBILITY FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE (GARAGE) LOCATED IN THE REAR YARD. A GRADING APPLICATION IS REQUIRED FOR THE DRIVEWAY AND RETAINING WALLS.

Planning Director Wahba reminded the Commission that Staff is recommending continuing this item to the Planning Commission meeting of November 14.

Dennis La Charite (applicant) came forward and expressed his desire to resolve the matter either way as soon as possible.

Jim Cohoon (23 Ranchview) came forward at CHAIRMAN KILLEN's invitation and requested timely formal notice of the public hearing.

COMMISSIONER BAYER moved, and COMMISSIONER VANDEN BOS seconded,

TO CONTINUE PLANNING APPLICATION NO. 39-05 TO THE MEETING OF NOVEMBER 14.

There being no objection, CHAIRMAN KILLEN so ordered.

- B. PLANNING APPLICATION NO. 44-05; APPLICANT: MR. & MRS. MIKE TOM; LOCATION: 12 SILVERBIT LANE; A NEIGHBORHOOD COMPATIBILITY FOR FIRST AND SECOND STORY ADDITIONS LOCATED AT THE FRONT, SIDES AND REAR YARDS.

Assistant Planner Wong gave a brief Staff Report (as per written material) and reported that Staff found that the view concerns of the neighbor are not covered by the View Protection Ordinance, and Staff supports the Neighborhood Compatibility.

COMMISSIONER O'DAY asked Staff whether the applicant is proposing that the 3-car garage and red barrel tile roof remain the same. Planning Director Wahba responded that the garage will remain a 3-car garage, but a slate shingle roof is indicated. COMMISSIONER O'DAY pointed out that the majority of the neighborhood is red barrel tile and 1970s design, while the proposed house is contemporary in styling. For example, the rails are very modern and will stand out. Planning Director Wahba responded that Staff found that this more modern contemporary style is something that is seen in the neighborhood and is compatible with the 1970s styling. Discussion ensued regarding the lack of eaves, the round window on the front and the horizontal metal railing, which are not something typically seen in the neighborhood. COMMISSIONER O'DAY added that the diamond vents at the top of the roof also stand out. Planning Director Wahba, however, didn't think the architectural statements were overly stated to the point of being incompatible with the neighborhood.

COMMISSIONER VANDEN BOS asked Staff which neighborhood the June 2, 2003, majority opinion on View Ordinance referred to. Assistant Planner Wong answered that it was the Rollingwood neighborhood.

At CHAIRMAN KILLEN's invitation, the architect, Criss Gunderson (2024 Via Pacheco, Palos Verdes Estates) came forward and summarized the applicant's goal with the property to bring it to a 2005 standard. COMMISSIONER O'DAY pointed out that there would be this one house done in the mid-2000s and every other house done in the 1970s with a couple of exceptions but similar architectural similarities (classic eaves, wrought iron rails, etc.). Mr. Gunderson responded that if required to repeat what was done in the past, it will be difficult to move forward in the city. Mr. Gunderson further elaborated the rationale for the different architectural features.

CHAIRMAN KILLEN and COMMISSIONER O'DAY discussed asking the applicant to look at the railing, the roof eaves, the round window, the steel trowel, stucco finish and the diamond vents. COMMISSIONER BAYER agreed, especially with the round windows jumping out, but had no other issues. Mr. Gunderson advised the Commission that the applicant has the support of the Homeowner's Association, and the Commission has been provided a letter from the Association. However, the individual items

discussed could be addressed. CHAIRMAN KILLEN agreed with the Staff that the style is not compellingly different but would like to see the applicant work with staff on the window and the railing.

Charlotte Mercurio (11 Silverbit Lane) came forward and stated that she had no objection to adding on a second story. However, she does have a concern over privacy on the side that overlooks her backyard, and she would like to see the size softened to preserve her view.

COMMISSIONER VANDEN BOS pointed out that the applicant has incorporated obscure glass for the second-story windows to maintain privacy. Ms. Mercurio responded that it is a bathroom window, so it will get opened. COMMISSIONER VANDEN BOS then asked if the second issue is with the mass and bulk of the structure, to which Ms. Mercurio responded no. However, if the addition goes up, her only view will be her own backyard and a big, plastered house. Ms. Mercurio is looking for guidance from the Commission for softening the impact

COMMISSIONER VANDEN BOS then paraphrased Ms. Mercurio's objection stating that Ms. Mercurio doesn't have an issue, conceptually, with the addition, but the size of the addition is creating a problem because of loss of view and the looming structure, and the issue at hand is what can be done either to make the addition smaller or more appealing. Ms. Mercurio agreed that was an accurate statement.

CHAIRMAN KILLEN pointed out that this project has tremendous setbacks and doesn't find it objectionable. COMMISSIONERS O'DAY and BAYER agreed. Mr. Gunderson came forward and clarified that the windows are casement windows and suggested that they swing away from Ms. Mercurio's property to eliminate the privacy issue.

COMMISSIONER REIN commented that the proposed house is large in the context of all the other homes in the neighborhood—in the 90<sup>th</sup> percentile. COMMISSIONER O'DAY agreed that it is large and stated that it would be the largest house on the lane but not in the neighborhood. COMMISSIONER VANDEN BOS stated that the houses in the neighborhood are not small houses, and this is not a small lot. COMMISSIONER BAYER added that it didn't stand out to her as looking large. COMMISSIONER VANDEN BOS pointed out that the footprint isn't increasing very much. Mr. Gunderson added that the house is at the end of a cul-de-sac with a narrow mouth giving access to the property, so the home doesn't come across as a large home.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO RECOMMEND APPROVAL OF PLANNING APPLICATION NO. 44-05 WITH THE CONDITIONS AS OUTLINED IN THE STAFF REPORT AND THE CONDITION THAT THE APPLICANT WORK WITH STAFF REGARDING THE RAILINGS, THE CIRCULAR WINDOW, USING THE CONCEPT OF THE CASEMENT WINDOWS AND THE SIZE OF THE EAVES.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

Planning Director Wahba explained the 20-day appeal period.

C. 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.

Assistant Planner Wong gave a brief Staff Report (as per written material) and reported that Staff is in support of the proposed project.

Roman Pisar (applicant) came forward and stated that the addition is to increase living space.

COMMISSIONER O'DAY asked the applicant about the fireplace and the extension of the chimney. Mr. Pisar stated that he would put siding on the chimney to match the new addition. COMMISSIONER VANDEN BOS asked if there were no other options, to which Planning Director Wahba responded that the only option would be to install a gas

vent system and direct vent through the wall, which would preclude burning wood. Mr. Pizar pointed out that the chimney is being used only for natural gas now, but the chimney can't really be seen from the street. COMMISSIONER O'DAY recommended matching the material consistently all the way up or convert to the direct vent system.

COMMISSIONER BAYER expressed concern over the addition not blending in and distinctly standing out as an addition. Looking at the silhouette from the street, it appears that the height and mass will be over the main part of the house, and the garage sits as an accessory. The starkness should be broken and look more balanced. COMMISSIONER O'DAY concurred that this is a legitimate concern. CHAIRMAN KILLEN agreed, stating that modifications should be made, and several possibilities were discussed.

COMMISSIONER BAYER stated that she would like to see more work done with Staff with more architectural input to add more articulation. CHAIRMAN KILLEN expressed that it is a massing issue and needs more work. COMMISSIONER BAYER added that other than this issue, the applicant has done a great job of fixing up the house.

COMMISSIONER BAYER moved, and COMMISSIONER VANDEN BOS seconded,

TO CONTINUE PLANNING APPLICATION NO. 49-05 TO A DATE UNCERTAIN  
TO ALLOW STAFF TO WORK WITH THE APPLICANT.

There being no objection, CHAIRMAN KILLEN so ordered.

## 8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 30-05; APPLICANT: LINDA ADAMS-MCNAMARA; LOCATION: 15 RANCHVIEW ROAD; A NEIGHBORHOOD COMPATIBILITY FOR A FRONT YARD ADDITION. A MINOR DEVIATION IS REQUIRED TO DECREASE THE FRONT YARD AREA BY LESS THAN 10%. A VARIANCE IS REQUIRED FOR AN ADDITION PROJECTING BEYOND THE FORWARDMOST BUILDING LINE.

Planning Director Wahba stated that this item was put on the agenda in error, as it was continued to the meeting of November 14.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CONTINUE PLANNING APPLICATION NO. 30-05 TO NOVEMBER 14.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

- B. PLANNING APPLICATION NO. 33-04; APPLICANT: 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.

Senior Planner Cutler gave a brief Staff Report (as per written material) and reported that Staff has not received any further comment from Department of Fish and Game, the applicant has revised project plans to reduce grading to a balanced cut and fill of 41,600 cubic yards, lots 5 through 11 are now designed to have a lower pad closest to the horse trail easement and an upper pad closest to the Casaba Road, and the horse trail has been extended across lot 13, as requested.

COMMISSIONER VANDEN BOS asked Staff what part of the Municipal Code he is to look at in order to apply the standards of the Code to the grading plan. Planning Director Wahba responded that it is two parts (grading in residential districts and adoption of LA County Building Code containing a grading section). COMMISSIONER VANDEN BOS responded that he doesn't have access to the LA County Building Code adopted by reference in the City's Ordinance. COMMISSIONER VANDEN BOS then confirmed with

Staff that he is to apply the rules of Chapter 17.07, Grading and Residential Districts, when reviewing this application.

CHAIRMAN KILLEN asked about whether a split-level house is intended to be used on lots 5 through 11 due to the 2 to 1 slope for the pad area in the revised grading, which Planning Director Wahba did confirm. CHAIRMAN KILLEN then stated that if that is the intent, that line may want to be moved forward to enjoy the rear yard. Planning Director Wahba added that it is a rough grading plan.

Stanley Lamport (2049 Century Park East, Suite 2800, Los Angeles) came forward on behalf of the applicant and presented a PowerPoint slideshow. (Handouts of the presentation were given to the Commission.)

COMMISSIONER O'DAY asked Mr. Lamport to speak about the size of lot 1, which is thin and surrounded by retaining walls. Mr. Lamport responded that a pad was able to be demonstrated for that lot—it does meet the grade and minimum lot requirements.

Doug McHattie (707 Silver Spur Road, #201), the project's engineer, come forward and gave some clarification of some aspects of the lot and that it would be desirable to someone with the pepper tree, etc., and Staff has recommended approval. COMMISSIONER O'DAY disagreed and stated that it is undesirable and uncommon being fenced in with retaining walls and not within the character of the community, which is green and hilly. CHAIRMAN KILLEN stated that the tightness along the knuckle is what is troublesome. COMMISSIONER VANDEN BOS agreed.

CHAIRMAN KILLEN asked the reason behind lot 13 having a high gross to net. Planning Director Wahba responded that it includes the street. CHAIRMAN KILLEN then asked if there could be a redistribution of the square footages of each lot in order to be able to push the knuckle of the road further into the lots to make the frontages greater. Planning Director Wahba responded that the applicant did go through that exercise once or twice, but there is essentially one extra lot here. CHAIRMAN KILLEN and COMMISSIONER O'DAY agreed that it is clear that there is one too many lots.

COMMISSIONER BAYER asked about the status of lot 14. Mr. Lamport stated that there will be an arrangement that when the lot is created there will be a lot swap. Lot 14 can't be transferred now because it doesn't exist. CHAIRMAN KILLEN asked what would become of "not a part of this subdivision" at that point. Mr. Lamport responded that is an unknown right now.

COMMISSIONER VANDEN BOS asked if there is a mechanism as part of the approval that would say prospectively they've got to do the swap. COMMISSIONER O'DAY asked why the Commission would want to force the swap. COMMISSIONER VANDEN BOS clarified that if the subdivision is approved, it could be just an entitlement process, and it could be sold the minute it's entitled, and all the best intentions of the current owner would be gone, which leaves the Montecillo residence having a parking problem and the new owner not having the same intentions as the current owner. In response, Mr. Lamport stated that it becomes a chicken and egg problem. The lot can't be conveyed until it is created. Mr. Lamport suggested that there may be a way of doing something that would involve an expense and sitting down with the Kramer Club.

CHAIRMAN KILLEN asked about the current drainage condition described as part of the slide presentation. Mr. Lamport explained that the golf course wanted to have a drainage feature and have it drain across, rather than have the applicant extend the storm drain to the drain on their site. CHAIRMAN KILLEN then asked about their own drainage on the site, starting higher at Palos Verdes Drive North and draining down. Mr. Lamport explained that there is a catch basin and the drainage is being designed at the rear of the site to drain down and out. CHAIRMAN KILLEN paraphrased that the water will be collected on the north end of lots 5 through 11, and then it's going to be collected and go from there back out to that location, which Mr. Lamport confirmed. The golf course is designed to take the runoff, and the applicant has worked out how the Country Club would like the applicant to discharge that. CHAIRMAN KILLEN expressed concern over the tremendous amount of cut on the site, and Mr. Lamport explained the issues to be dealt with and the reasoning behind this method of drainage.

COMMISSIONER O'DAY asked about the possibility of the equestrian trail flooding, and Mr. Lamport alleviated the concern. COMMISSIONER O'DAY then asked about whether the cut and fill would work after compaction and allowing for the type of soil.

Mr. Lamport explained the shrinkage calculation typically used, and Mr. McHattie informed the Commission of the extensive workup that had been done.

Barbara Sattler (President of South Coast Chapter of California Native Plant Society) came forward and expressed disappointment with Staff's recommendation and the lack of proposed mitigation or consideration of impact to habitat and wildlife. Endangered species are not the only factor to be addressed but also common, everyday, local habitat. Ms. Sattler gave examples of the disappearance of quail and roadrunners in the area. Southern California has already lost over 97 percent of its riparian habitat, which is important to wildlife, making little spots like this very valuable. Even though historically, this riparian area is not completely natural and intact, it still has functions for wildlife and has species on it. Ms. Sattler asked that if this project does proceed, the Commission stick to its General Plan and provide the mitigation for habitat lost.

CHAIRMAN KILLEN asked Ms. Sattler how the mitigation would translate into financial terms, and Ms. Sattler suggested going to the California Department of Fish and Game or the California Land Conservancy to determine an answer. Planning Director Wahba stated that it could be looked further into and staff would get back to the Commission.

J. Timothy Scott (President of the Montecillo Homeowners Association) came forward representing the Montecillo Homeowner's Association and the Neighborhood Coalition. Mr. Scott advised the Commission that the applicant has addressed the issues, and the groups are happy with what's going on. The applicant is doing a good job and is being responsive. There is only one issue in regard to the Kramer Club courts being 8 to 12 feet below where most of the cut is coming out to fill the hole, and Casaba Road is 15 feet below. Therefore, there's a big mound of land that doesn't support a pad on a fairly steep angle.

Joe Guarrasi (member of the Jack Kramer Club Board of Directors) came forward and stated that the Club is working with the applicant to change properties, and the Club is in favor of the project.

COMMISSIONER O'DAY again discussed drainage with Mr. Lamport, and Mr. Lamport explained that the County is satisfied that the design has the capacity for a 50-year storm.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO CLOSE THE PUBLIC HEARING.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

COMMISSIONER BAYER stated that she liked the idea of mitigation because the site is a quite extraordinary and interesting natural habitat, and that's what Rolling Hills is about. Habitats and hills have been preserved and accommodated with building of homes. COMMISSIONER BAYER further expressed concern with lot 1 and the potential for the purchaser to come before the Commission several times requesting variances and would like to see special consideration given to readjusting the lot determination.

COMMISSIONER VANDEN BOS commended the applicant for getting community involvement with the way the plan was worked but expressed that he cannot support the project the way it is currently due to: a) concerns with the Kramer Club and lot 14; b) the issues of lot 1, which will be difficult to develop and could potentially sit unused; c) concerns about lots 2, 3 and 4 with tiny nubs and all driveways going back; d) the mitigated negative declaration ought to have some mitigation for the habitat that's there, however degraded it may be; and e) difficulty understanding how the storm drain dictates the grading and why it is necessary to fill in the entire area. This application is for a subdivision and a grading plan. CHAIRMAN VANDEN BOS cited Municipal Codes 17.07.01 and 17.07.8 and cannot find that this application meets those Codes.

COMMISSIONER REIN agreed with COMMISSIONER VANDEN BOS that the drainage issue on the site is not sufficient justification to fill the whole property because the water comes in at a much higher elevation.



COMMISSIONER SOUTHWELL stated that he could not support a mitigated negative declaration on the property because there has not been proper mitigation. The only mitigation has been lip service to the water drainage, which is problematic whether it's really addressing the issue of the deepest parts of the basin. COMMISSIONER SOUTHWELL would be inclined to look at the specific effects on the property more closely, maybe analyzing some of the potentially significant impacts and an EIR on the property, as the local environment is not being adequately addressed.

COMMISSIONER O'DAY stated that there are two issues before the Commission— a) mitigated negative declaration; and b) subdivision map—and agreed that there is probably more environmental review that could happen. The biggest concern is that this is the largest property the Commission has considered without an EIR, which causes concern about the extent and quality of the mitigated negative declaration. Other developers are required to go to the time and expense of an EIR, and it's important that the community be consistent in the approach taken to EIRs. COMMISSIONER O'DAY was on the Butcher Property Subcommittee, and they talked about trying to maintain the contours of the land as much as possible. It was the intent of the Commissioners and the Council members to keep some of the ravine quality, but the only part of the topography being kept is on the back of lots 3 and 4. The cul-de-sac in lot 1 is also a concern, and the four lots should be broken up into three or the five broken into four lots.

CHAIRMAN KILLEN agreed with maintaining the natural environment and echoed the concern about the number of lots along the cul-de-sac and the narrowness of the frontage of those. If the 13 lots can be kept and still adjusted, great, but if it means losing a lot, that may be what it comes down to.

Mr. Lamport had a brief discussion with the applicant and advised the Commission that they would like to have the opportunity to address the Commission's comments.

COMMISSIONER VANDEN BOS pointed out that there may be a need for another Subcommittee meeting or two. COMMISSIONER O'DAY did not recommend that for timely resolution.

COMMISSIONER BAYER moved, and COMMISSIONER VANDEN BOS seconded,

TO CONTINUE PLANNING APPLICATION NO. 33-04 TO A DATE UNCERTAIN TO ALLOW FOR FURTHER REVIEW OF THE PROJECT.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

C. PLANNING APPLICATION NO. 50-05; APPLICANT: DR. LAWRENCE SHER; LOCATION: 550 DEEP VALLEY DRIVE, SUITE 321; A CONDITIONAL USE PERMIT FOR A MEDICAL OFFICE.

Senior Planner Cutler gave a brief Staff Report (as per written material) and reported that Dr. Sher contacted the Planning Department to suggest that the number of maximum patients be raised from 70 patients per day to 120, and Staff does not feel that would have any adverse effect. Staff has received no public objection, and Staff is in support of the application.

COMMISSIONER O'DAY asked Staff the reason for limiting the maximum to 120. Planning Director Wahba responded that some type of limit on the use is imposed to ensure that if there ever is a problem, there is something to fall back on. The dermatologist that the Commission previously approved also had a limit on patients, so the Department is being consistent and fair with the other tenants.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,

TO OPEN THE PUBLIC HEARING.

There being no objection, CHAIRMAN KILLEN so ordered.

The applicant (Dr. Lawrence Sher) came forward and stated that the practice is multiuse with internal medicine, pediatricians, an allergist and a pediatric neurologist—the equivalent of four full-time doctors.

COMMISSIONER O'DAY asked the applicant if 20 employees is a condition that works for him. Dr. Sher responded that a maximum of 25 employees would be better.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER O'DAY,  
TO CLOSE THE PUBLIC HEARING.

There being no objection, CHAIRMAN KILLEN so ordered.

COMMISSIONER BAYER moved, seconded by COMMISSIONER VANDEN BOS,  
TO APPROVE RESOLUTION NO. PA-50-05 WITH THE CONDITIONS AS  
STATED, AMENDING THE MAXIMUMS TO 120 PATIENTS AND 25  
EMPLOYEES PER DAY.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

Planning Director Wahba explained the 20-day appeal period.

D. PLANNING APPLICATION NO. 48-05; APPLICANT: CITY OF ROLLING HILLS ESTATES; LOCATION: LOT NO. 2 OF PARCEL MAP NO. 24046. THIS PROPERTY EXTENDS FROM THE REAR OF THE EMPTY SADDLE CLUB IN A SOUTHEAST DIRECTION AND IS BOUND BY THE CITY OF TORRANCE TO THE NORTH AND BUCKSKIN LANE TO THE SOUTH. A ZONE CHANGE TO CHANGE THE ZONING OF PREVIOUSLY-OWNED VACANT CHANDLER FAMILY PROPERTY (17 ACRES +/-) FROM AGRICULTURE (ESTATE RESIDENTIAL) TO OPEN SPACE/RECREATION (OS-R) IN ACCORDANCE WITH THE CITY'S GENERAL PLAN LAND USE DESIGNATION.

Planning Director Wahba gave a brief Staff Report (as per written material) and reported that Staff is in support of the rezone and recommended that the Commission direct Staff to prepare a Resolution recommending City Council approval.

COMMISSIONER REIN asked for clarification of who the current owner is, and Planning Director Wahba confirmed that it is the land conservancy.

COMMISSIONER VANDEN BOS asked about the breakdown on the last page after quitclaim, and Planning Director Wahba confirmed that all the interest has been transferred.

COMMISSIONER O'DAY asked whether this was a CEQA event, even though it is a rezoning. Planning Director Wahba responded that there is a categorical exemption.

COMMISSIONER SOUTHWELL asked Staff if it was rezoned for open space, whether there would be a problem to build a natural trail on it, and the answer was no.

COMMISSIONER O'DAY moved, seconded by COMMISSIONER BAYER,  
TO OPEN THE PUBLIC HEARING.

There being no objection, CHAIRMAN KILLEN so ordered.

Barry Wilson (President of the Empty Saddle Homeowner's Association) came forward. The residents are concerned about what to do with the piece of property because there is no access to it, except down Empty Saddle Road right through the Empty Saddle Club or veering slightly south. The only other access to it is either through the trailer park off Pacific Coast Highway or the ball field.

Planning Director Wahba stated that there are no plans proposed at this time and that the conservancy has no plans other than just maintain it. If there are plans in the future, the City will notify the neighbors, and it'll go through the Planning Commission and/or Park and Activities Commission to review.

Mr. Wilson added that the zoning change is only a cleanup of a previous issue and does not affect its previous use or potential use.

COMMISSIONER BAYER moved, seconded by COMMISSIONER REIN,  
TO CLOSE THE PUBLIC HEARING.

There being no objection, CHAIRMAN KILLEN so ordered.

COMMISSIONER BAYER stated that the zone change is a great idea.

COMMISSIONER SOUTHWELL moved, seconded by COMMISSIONER O'DAY,

TO DIRECT STAFF TO PREPARE A RESOLUTION RECOMMENDING CITY  
COUNCIL APPROVAL OF PLANNING APPLICATION NO. 48-05.

AYES: Southwell, Rein, Vanden Bos, Bayer, O'Day, Chairman Killen  
NOES: None  
ABSTAIN: None  
ABSENT: Conway

9. COMMISSION ITEMS

None.

10. DIRECTOR'S ITEMS

Planning Director Wahba notified the Commissioners that they have been given an Initial Study for an application that will be coming before them on November 14 for a proposed Mitigated Negative Declaration to give them a little extra time.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES MINUTES (OCTOBER 25, 2005).

COMMISSIONER BAYER moved, and COMMISSIONER O'DAY seconded,  
TO RECEIVE AND FILE ITEMS 11A and 11B.

There being no objection, CHAIRMAN KILLEN so ordered.

12. ADJOURNMENT

At 10:35 p.m. CHAIRMAN KILLEN adjourned the Planning Commission meeting to November 14, 2005, at 7:30 p.m.

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Julie Cremeans  
Minutes Secretary

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Douglas R. Prichard  
City Clerk