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JUNE 4, 2007

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MINUTES

REGULAR PLANNING COMMISSION MEETING

JUNE 4, 2007

1. **CALL MEETING TO ORDER**

A regular meeting of the Planning Commission of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Hall Council Chambers, 4045 Palos Verdes Drive North, by (former Chairman) COMMISSIONER REIN (who led the meeting briefly until COMMISSIONER VANDEN BOS arrived).

2. **PLEDGE OF ALLEGIANCE**

COMMISSIONER REIN led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: Southwell, Conway, Bayer, Golida, Rein
Commissioner Vanden Bos arrived 8:04 p.m.
Commissioners Absent: Chairman O'Day
Staff Present: Planning Director Wahba, Associate Planner Thom

4. **APPROVAL OF MINUTES**

COMMISSIONER BAYER moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 30, 2007.

There being no objection, COMMISSIONER REIN so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

- 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 OF THE PLANNING COMMISSION (PA-11-07) GRANTING A CONDITIONAL USE PERMIT FOR A PROPOSED DENTAL OFFICE USE IN A COMMERCIAL-RETAIL BUILDING WITH EXTERIOR CHANGES, INCLUDING NEW WINDOWS. APPLICANT: DAVID TAYLOR, DDS; LOCATION: 550 DEEP VALLEY DRIVE.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE CONSENT CALENDAR.

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

Planning Director Wahba explained the 20-day appeal period for Item 6B.

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 12-07; APPLICANT: MR. & MRS. JEFFREY ZUKERMAN; LOCATION: 9 WILDHORSE LANE; A NEIGHBORHOOD COMPATIBILITY FOR A ONE-STORY ADDITION AT THE FRONT, SIDE AND REAR OF A RESIDENCE. A MINOR DEVIATION IS REQUIRED FOR AN ENCROACHMENT INTO THE FRONT YARD AREA.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended approval.

At COMMISSIONER REIN'S invitation Russell Barto (architect at 3 Malaga Cove Plaza, Palos Verdes Estates) came forward on behalf of the applicant. Mr. Barto summarized the modifications made to the project in response to comments from the Commission.

COMMISSIONER BAYER pointed out that the Commission would like to see projects stay under 5,000 square feet.

COMMISSIONERS REIN, GOLIDA and BAYER discussed the City's focus on avoiding the appearance of overbuilt lots and overbuilt neighborhoods and remaining a ranch-style community overall.

John Kooker (10 Wildhorse) approached the Commission and stated that he lives across the street from the project, has seen the plans and supports the addition. Mr. Kooker pointed out that his home, along with others in the neighborhood, is Spanish-style.

Jeff Zuckerman (applicant) came forward and addressed Commission Bayer's concerns, stating that he could tear the house down and reconstruct in order to reduce the size, but that would displace his family and rip up a private street.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER GOLIDA,

TO APPROVE PA-12-07 WITH CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

Planning Director Wahba explained the 20-day appeal period.

- B. PLANNING APPLICATION NO. 14-07; APPLICANT: MR. & MRS. DAVID BEHENNA; LOCATION: 21 EMPTY SADDLE ROAD; NEIGHBORHOOD COMPATIBILITY AND GRADING APPLICATIONS FOR A NEW TWO-STORY SINGLE FAMILY RESIDENCE AND RELATED SITE IMPROVEMENTS REPLACING AN EXISTING SINGLE STORY HOME.

Associate Planner Thom gave a brief Staff Report, as per written material, and recommended approval.

COMMISSIONER GOLIDA asked about the Neighborhood Compatibility study put out by the City and the homeowners association CC&R guidelines as to neighborhood styles and asked about the deep front yard setback.

Associate Planner Thom explained how front yard setbacks are established and that the applicant did not want to move the setback.

Planning Director Wahba pointed out that the City doesn't have any strict guidelines as to what defines a ranch-style home.

At COMMISSIONER REIN's invitation, Ed Beale (architect at 23727 Hawthorne Boulevard, Torrance) came forward on behalf of the applicant. Mr. Beale expressed his hope for an approval tonight.

COMMISSIONER BAYER asked whether the cabana is attached to the garage, and Mr. Beale explained that it is an attached, semi-roofed barbecue area and is part of the architecture.

David Behenna (applicant) came forward and thanked the Commission and Staff for considering his application.

COMMISSIONER BAYER stated that it is a tremendous improvement and an exciting project.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER CONWAY,
TO APPROVE PA-14-07 WITH CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 13-07; APPLICANT: MIKE'S BRICKWALK CAFÉ; LOCATION: 815 DEEP VALLEY DRIVE; A CONDITIONAL USE PERMIT TO SERVE BEER AND WINE AT AN EXISTING RESTAURANT WITH AN OUTDOOR DINING PATIO.

Associate Planner Thom gave a brief Staff Report, as per written material, and is in support of a Conditional Use Permit.

COMMISSIONER SOUTHWELL asked whether the operating hours would change, and Planning Director Wahba suggested that the Conditional Use Permit be amended to extend the hours and avoid the need to come back.

COMMISSIONER VANDEN BOS moved, seconded by COMMISSIONER BAYER,
TO OPEN THE PUBLIC HEARING.

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

There was no public comment.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER VANDEN BOS,
TO CLOSE THE PUBLIC HEARING.

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

COMMISSIONER BAYER moved, seconded by COMMISSIONER CONWAY,
TO APPROVE PA-13-07 AFTER AMENDING THE OPERATION HOURS TO 8:00 A.M. TO 11:00 P.M.

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

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

None.

10. DIRECTOR'S ITEMS

A. REQUIREMENTS FOR SILHOUETTES IN RESIDENTIAL DISTRICTS.

Planning Director Wahba explained the silhouette policy guidelines requested at the last meeting, and the Commission discussed the 60-day limitation and it's appropriateness. The Commission and Staff further discussed specific projects that are sitting idle.

B. DEFINITION OF NEIGHBORHOODS.

Planning Director Wahba explained the compilation of city neighborhoods and how they're categorized for neighborhood compatibility, and the Commission and Staff discussed specific HOAs.

Planning Director Wahba invited the Commissioners to attend the joint Planning Commission/City Council meeting on June 26 from 6:00 p.m. to 7:30 p.m. to look at the Chandler Project.

11. MATTERS OF INFORMATION

A. PARK AND ACTIVITIES COMMISSION MINUTES (MAY 1, 2007).

B. PARK AND ACTIVITIES COMMISSION MINUTES (MAY 15, 2007).

C. CITY COUNCIL ACTIONS (MAY 8, 2007).

D. CITY COUNCIL ACTIONS (MAY 22, 2007).

COMMISSIONER BAYER moved, and COMMISSIONER CONWAY seconded,

TO RECEIVE AND FILE ITEMS 12A THROUGH 12D.

There being no objection, COMMISSIONER REIN so ordered.

12. ADJOURNMENT

At 8:31 p.m. COMMISSIONER REIN adjourned the Planning Commission meeting to June 18, 2007, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk