

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**JUNE 16, 2003**

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, Zerunyan, Bayer, Chairman Somers

Commissioners Absent: Killen, Rein, O'Day

Staff Present: Director Wahba, Assistant Planner Tran

3. **APPROVAL OF MINUTES**

a. May 19, 2003

b. June 2, 2003

CHAIRMAN SOMERS and COMMISSIONER BAYER identified corrections in the minutes of May 19, 2003.

COMMISSIONER CONWAY moved, and seconded by COMMISSIONER BAYER

TO APPROVE THE MINUTES OF MAY 19, 2003 WITH THE ADDRESSED  
CORRECTIONS AND THE MINUTES OF JUNE 2, 2003.

AYES: Conway, Bayer, Zerunyan, Chairman Somers

NOES:

ABSTAIN:

ABSENT: Killen, O'Day, Rein

5. **AUDIENCE ITEMS**

None.

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 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-10-03) of the Planning Commission of the City of Rolling Hills Estates approving a Conditional Use Permit to amend CUP-101-79 to extend the preschool hours of operation and increase student enrollment. APPLICANT: Rolling Hills United Methodist Church; LOCATION: 26438 Crenshaw Blvd.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO APPROVE ITEMS 6a and 6b.

Director Wahba requested a Roll Call for Item 6b.

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

Director Wahba explained the 20-day appeal period.

CHAIRMAN SOMERS asked if there was anyone present to discuss anything not on the agenda.

7. BUSINESS ITEMS

None.

8. PUBLIC HEARINGS

- A. PLANNING APPLICATION NO. 19-03; APPLICANT: LINDAMOOD-BELL LEARNING PROCESSES; LOCATION: 550 DEEP VALLEY DRIVE SUITE #291. THE APPLICANT IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A LEARNING/TUTORIAL CENTER IN AN EXISTING VACANT SPACE LOCATED AT THE AVENUE OF THE PENINSULA SHOPPING MALL IN THE COMMERCIAL GENERAL (C-G) ZONE.

Planner Tran gave a 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 adopt the Resolution approving Planning Application No. 19-03 for a Conditional Use Permit including the special conditions as listed in the resolution.

COMMISSIONER CONWAY asked about the use of the word "stipulated". Director Wahba stated that they would delete the word "stipulated" in that finding.

CHAIRMAN SOMERS asked about the recommendation of the staff report for the hours of operation and if the landlord has a requirement for the tenants for specific hours.

COMMISSIONER ZERUNYAN stated that there is an inconsistency between the staff report recommendation and the hours of operation of the mall, specifically the hours of operation from 8:00 a.m. to 8:00 p.m., seven days a week.

Director Wahba responded that some businesses are allowed to be open as early as 6:00 a.m. to allow them the flexibility of hours of operation and the hours proposed here are from 8:00 a.m. to 8:00 p.m. and seven days a week and unrestricted to allow similar flexibility in operations.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN

TO OPEN THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 19-03.

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

The applicant, Ms. Felicia Silva, Clinic Director of the Lindamood-Bell Learning Center Processes discussed their operations. She stated that they work with students with learning challenges, such as learning dyslexia, and ADHD on a one-to-one basis, intensively five days a week and four hours a day. She stated they have a morning session and an afternoon session of 15 students in each.

CHAIRMAN SOMERS asked if their lease agreement required businesses to be open a specific number of hours and days. Ms. Silva stated she was not aware of this in their lease.

COMMISSIONER BAYER asked about the purpose of the Great Room and the frequency of use. Ms. Silva stated that that area serves a greater purpose for Open House, Staff Meetings and the smaller rooms allow for more private work with students. She stated that the maximum staff is 15 clinicians to serve 15 students.

Mr. Tim Just, the General Manager of the Avenue of the Peninsula, addressed the hour issue and stated that they have flexibility for the hours of operation and will be stated so in the lease.

COMMISSIONER CONWAY moved, and seconded by COMMISSIONER ZERUNYAN

TO CLOSE THE PUBLIC HEARING FOR PLANNING APPLICATION NO. 19-03.

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

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER

TO ADOPT RESOLUTION APPROVING PA-19-03 INCLUDING THE SPECIAL CONDITIONS AS LISTED IN THE STAFF REPORT AS MODIFIED.

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

Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER BAYER discussed the Reuse Committee meeting and advised the Commission of some of the thoughts suggested by the Committee.

COMMISSIONER ZERUNYAN discussed the CEQA meeting he attended.

10. DIRECTOR'S ITEMS

Director Wahba discussed the plans for the Christmas Party.

COMMISSIONER ZERUNYAN volunteered COMMISSIONERS BAYER and O'DAY to help plan the Christmas Party.

11. MATTERS OF INFORMATION

- a. City Council Actions (June 10, 2003)

COMMISSIONER CONWAY moved, seconded by COMMISSIONER ZERUNYAN

TO RECEIVE AND FILE ITEM 11a.

12. ADJOURNMENT

At 8:00 p.m. CHAIRMAN SOMERS adjourned the Planning Commission meeting to the meeting of June 30, 2003, at 7:30 p.m.

---

Judith Trujillo  
Minutes Secretary

---

Douglas R. Prichard  
City Clerk