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REGULAR PLANNING MINUTES

AUGUST 17, 2009

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MINUTES

REGULAR PLANNING COMMISSION MEETING

AUGUST 17, 2009

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 CHAIRWOMAN BAYER.

2. **PLEDGE OF ALLEGIANCE**

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

3. **ROLL CALL**

Commissioners Present: Conway, Southwell, Huff, Chairwoman Bayer, Rein *
Commissioners Absent: O'Day, Scott,
Staff Present: Planning Director Wahba, Associate Planner Thom,
Assistant Planner Masters

* Commissioner Rein arrived 7:36 pm

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF JULY 20, 2009.

There being no objection, CHAIRWOMAN BAYER 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.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,

TO APPROVE THE CONSENT CALENDAR.

AYES: Conway, Southwell, Huff, Rein, Chairwoman Bayer
NOES: None
ABSTAIN: None
ABSENT: O'Day, Scott

7. **BUSINESS ITEMS**

A. PLANNING APPLICATION NO. 21-09; APPLICANT: MR. & MRS. EDDIE CHEN; LOCATION: 19 SANTA ROSA; A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS TO AN

EXISTING TWO-STORY HOME AND A MINOR DEVIATION TO DECREASE THE REQUIRED FRONT YARD AREA BY LESS THAN 10%.

Assistant Planner Masters gave a brief Staff Report, as per written material, stating that the Homeowners Association has approved the project, and he recommended approval.

At CHAIRWOMAN BAYER'S invitation, Frank Politeo (architect at 1300 S. Beacon Street, San Pedro) came forward and commented that he agrees with Staff's report and the Homeowners Association and that the owner has a substantial right to develop his home for his needs and that the home is in harmony with the neighborhood.

COMMISSIONER REIN commented that the discussion was geared toward giving other neighbors a chance to vent their concerns, but the City Attorney says they need to take it up between the Homeowners Association and the homeowner, since the project meets the requirements of the City, and there is nothing the City Attorney needs to address with the Commission.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,
TO APPROVE PA-21-09 WITH THE CONDITIONS OUTLINED IN THE STAFF REPORT.

AYES: Conway, Southwell, Huff, Rein, Chairwoman Bayer
NOES: None
ABSTAIN: None
ABSENT: O'Day, Scott

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

A. PLANNING APPLICATION NO. 22-09; APPLICANT: DR. LAWRENCE SHER; LOCATION: 550 DEEP VALLEY DRIVE #327; A CONDITIONAL USE PERMIT AMENDMENT FOR A PROPOSED EXPANSION OF AN EXISTING MEDICAL USE (RADIOLOGY CENTER).

Associate Planner Thom gave a brief Staff Report, as per written material, pointing out that there is a negligible impact on the existing parking, and Staff is in support of amending the existing CUP.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,
TO OPEN THE PUBLIC HEARING.

AYES: Conway, Southwell, Huff, Rein, Chairwoman Bayer
NOES: None
ABSTAIN: None
ABSENT: O'Day, Scott

CHAIRWOMAN BAYER asked for audience members to come forward, but there were none.

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

AYES: Conway, Southwell, Huff, Rein, Chairwoman Bayer
NOES: None
ABSTAIN: None
ABSENT: O'Day, Scott

COMMISSIONER CONWAY commented that Staff is correct that three additional parking spaces have a negligible impact on the overall scheme.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER SOUTHWELL,

TO ADOPT RESOLUTION NO. PA-22-09 APPROVING THE REQUEST.

AYES: Conway, Southwell, Huff, Rein, Chairwoman Bayer
NOES: None
ABSTAIN: None
ABSENT: O'Day, Scott

Planning Director Wahba explained the 20-day appeal period.

9. COMMISSION ITEMS

COMMISSIONER REIN asked about the item on the City Council actions regarding the Equestrian Committee and the City looking at using a contractor to allow for a trail riding business on public property.

Planning Director Wahba explained that City Council rejected the notion of amending the Code to allow commercial horsekeeping in residential zones and directed Staff to look at the City's equestrian center or at Ernie Howlett Park or at another City facility. Whether the operation would be run by existing City staff or outsourced has yet to be determined. There is a miscommunication that the City will find another entity to outsource this type of business, but that is not the specific direction Council gave to Staff. They are not looking to run anybody out of town, and there will be one or two more meetings with City Council to determine the best way to operate this type of business. The current businesses will continue to operate until there is further direction from City Council.

CHAIRWOMAN BAYER and Planning Director Wahba discussed what work would need to be done to make Ernie Howlett Park a viable facility.

10. DIRECTOR'S ITEMS

Planning Director Wahba announced that the meeting of August 31 is canceled, so the next meeting will be September 14. CHAIRWOMAN BAYER advised that she would not be attending that meeting.

Planning Director Wahba advised the Commission that the Planning Department is hosting the annual holiday party at Rolling Hills Country Club.

11. MATTERS OF INFORMATION

- A. PARK AND ACTIVITIES MINUTES (JULY 21, 2009).
- B. PARK AND ACTIVITIES MINUTES (AUGUST 4, 2009).
- C. CITY COUNCIL ACTIONS (JULY 28, 2009).
- D. EQUESTRIAN COMMITTEE MINUTES (JUNE 29, 2009)

COMMISSIONER CONWAY moved, and COMMISSIONER REIN seconded,

TO RECEIVE AND FILE ITEMS 11A through 11D.

There being no objection, CHAIRWOMAN BAYER so ordered.

12. ADJOURNMENT

At 7:50 p.m. CHAIRWOMAN BAYER adjourned the Planning Commission meeting to September 14, 2009, at 7:30 p.m.

Julie Cremeans
Minutes Secretary

Douglas R. Prichard
City Clerk