

**MINUTES**

**REGULAR PLANNING COMMISSION MEETING**

**JANUARY 6, 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 Acting Chairman Somers.

2. **PLEDGE OF ALLEGIANCE**

ACTING CHAIRMAN SOMERS led the assembly in the Pledge of Allegiance to the Flag.

3. **ROLL CALL**

Commissioners Present: Conway, Killen, Bayer, Somers, Rein

Commissioners Absent: Zerunyan

Staff Present: Planning Director Wahba, Zoning and Code Administrator Beall

4. **APPROVAL OF MINUTES**

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 16, 2002.

There being no objection, ACTING CHAIRMAN SOMERS so ordered.

5. **AUDIENCE ITEMS**

None.

6. **CONSENT CALENDAR**

A. WAIVE READING IN FULL ALL RESOLUTION THAT ARE PRESENTED FOR THE 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-24-02) OF THE CITY OF ROLLING HILLS ESTATES, GRANTING A REQUEST TO APPROVE A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR FIRST AND SECOND STORY ADDITIONS AT THE FRONT, SIDE, AND REAR YARDS OF AN EXISTING TWO-STORY HOME; A MINOR DEVIATION FOR THE REAR PORCH TO EXTEND THE EXISTING NONCONFORMING BUILDING; A GRADING APPLICATION TO GRADE PORTIONS OF THE FRONT AND REAR YARD; AND FOUR VARIANCE APPLICATIONS TO 1) ENCROACH INTO THE FRONT YARD AREA BEYOND THE FORWARDMOST BUILDING LINE; 2) DECREASE THE FRONT YARD AREA BY >10%; 3) ENCROACH INTO THE HEIGHT-TO-SETBACK RATIO AREA AT THE WEST SIDE YARD; AND 4) MAINTAIN THE EXISTING NONCONFORMING WEST SIDE YARD SETBACK. APPLICANT: MS. MADELINE DEL SIGNORE; LOCATION: 15 SORREL LANE.

C. QUARTERLY CODE ENFORCEMENT REPORT.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER,

TO APPROVE CONSENT CALENDAR ITEMS 6A, B, AND C.

AYES: Conway, Killen, Rein, Bayer, Somers

NOES:

ABSTAIN:

ABSENT: Zerunyan

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

7. BUSINESS ITEMS

- A. PLANNING APPLICATION NO. 41-02; APPLICANT: Peninsula Heritage School; LOCATION: 26944 Rolling Hills Road. A Landmark Overlay permit to add new outdoor play equipment.

Planning Director Wahba summarized the Staff Report (as per written material). Using the exhibits he outlined the layout of the school and showed the Planning Commission where the equipment was to be placed. He added that surrounding neighbors were notified and no complaints were received.

Sonia Mockett, Co-Chair of the Board of Trustees, stated that she had prepared the drawings. She added that the location for the playground was chosen because it was the best area for ADA compliance and farthest away from the neighbors to the east of the school.

In response to a question from COMMISSIONER REIN, Ms. Mockett said that due to the distance between the playground and the baseball diamond, it was unlikely that a flying softball would reach the playground.

Kim Nygaard, Physical Education Instructor, stated that a child chasing a softball would not be in danger of running into the play equipment because a plastic curb and wood chips enclosed the playground.

In response to another question from COMMISSIONER REIN, Patricia Cailler, Head of School, stated that the man who was in charge of purchasing and choosing the new play equipment is a National Playground Inspector for the California Safety Commission, who is certified to inspect all playgrounds to ensure that they meet both State and Federal safety requirements.

COMMISSIONER CONWAY moved, seconded by COMMISSIONER BAYER to,

APPROVE PA-41-02.

AYES: Conway, Killen, Rein, Bayer, Somers

NOES:

ABSTAIN:

ABSENT: Zerunyan

Planning Director Wahba explained the 20-day appeal period.

8. PUBLIC HEARINGS

None.

9. COMMISSION ITEMS

In response to a question from COMMISSIONER CONWAY, Planning Director Wahba updated the Commission on the next steps to be taken for the Rolling Hills Covenant Church project.

10. DIRECTOR'S ITEMS

Planning Director Wahba checked the Planning Commissioners' availability for a public hearing for Planning Application No. 29-01 on January 29<sup>th</sup>, at 7:00 pm. The Commissioners were not available that evening, and discussed the possibility of holding the public hearing on Monday, February 3<sup>rd</sup>, which would be the evening of a regular Planning Commission meeting.

11. MATTERS OF INFORMATION

The City Council Actions of December 10, 2002, will not be available until the next Planning Commission meeting.

12. ADJOURNMENT

At 8:01 p.m. ACTING CHAIRMAN SOMERS adjourned the Planning Commission meeting to January 21, 2003, at 7:30 p.m.

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Hollis Jackson  
Minutes Secretary

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Douglas R. Prichard  
City Clerk