

SPECIAL MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
FRIDAY, MAY 01, 2020
VIA TELECONFERENCE

CALL MEETING TO ORDER

A special meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 7:31 a.m. on Friday, May 01, 2020 via teleconference.

ROLL CALL

Commissioners Present: Cardenas, Cooley, Seaburn, Kirkpatrick, and Chairman Chelf.
Commissioners Absent: None.
Others Present: Meredith T. Elguira, Planning & Community Services Director.
Jane Abzug, Assistant City Attorney.
Yohana Coronel, City Clerk.
BartonWachs, 52 Portuguese Bend Road.

APPROVAL OF THE AGENDA

Commissioner Cooley moved that the Planning Commission approve the agenda as presented. Commissioner Cardenas seconded the motion, which carried without objection.

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chairman Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

NONE.

NEW PUBLIC HEARINGS

A. ZONING CASE NO. 20-03: REQUEST FOR A VARIANCE FOR CONSTRUCTION OF A NEW 400 SQUARE FOOT SWIMMING POOL AND SPA IN THE FRONT YARD LOCATED AT 52 PORTUGUESE BEND ROAD. (WACHS)

Planning and Community Services Director Elguira reported the applicant is requesting a Variance for the construction of a new 400 square-foot swimming pool and spa located in the front yard. There is an existing pool in the rear yard that will be partially demolished and converted to a water fountain. The existing pool equipment area located on side of the residence will remain. The zoning code prohibits any construction in the front yard without a Variance. The lot is an irregularly shaped parcel zoned RAS-2. The net lot area is 74,379 square-feet, which is slightly below the requirements of the RAS-2 that requires a minimum net lot area of 87,120 square-feet. The lot is developed with a 3,960 square-foot residence with a 940 square-foot attached garage. The house is currently under renovation. On October 17, 2017, the Planning Commission approved Zoning Case No. 930 with a Site Plan Review for the construction of a garage addition, covered porches, and trellis. Construction activities will include pool excavation of 220 cubic yards overall. On February 14, 2020, the RHCA approved the proposed project for the pool and spa. The proposed depth of the pool is six feet and no dirt will be exported. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA). PCS Director Elguira also pointed out that an amended resolution was posted to the City's website on Thursday, April 30, 2020. She concluded by requesting the Planning Commissioners provide a summary of their field trip to the site and what occurred.

Assistant City Attorney Abzug requested the Commissioners also provide details of any communications with anyone onsite or any evidence that was considered.

Commissioner Cardenas reported visiting the site mid-morning on Monday, April 20, 2020. He viewed the pool area from the driveway and across the street to see if there was any visibility from the street, which there was not.

Commissioner Cooley reported she visited the site on Friday, April 17, 2020 at about 9am with John Resich who showed her the stakeout at the site. She wanted to confirm the view from across the canyon and it looked private. It made sense putting the pool in the designated area. She approves the project.

Commissioner Seaburn reported he visited the site alone on May 19, 2020. He took a look from Portuguese Bend Road, walked down the driveway and then in to the yard and around where the pool is going to be placed and he did not notice any problems. He approved the project.

Vice Chair Kirkpatrick reported visiting the site with his daughter about 10 days ago. He explored the project site alone and he did not see any problems and would approve the project as is.

Chair Chelf reported he visited the site on the scheduled field trip date of April 21, 2020 at 7:30am. He met PCS Director Elguira and the homeowner. They all walked around the site and because of the topography and the way the house is elevated, the new placement of the pool makes more sense and there is no impact on the neighbors. He found no issues with project.

Chair Chelf opened the item for public comment.

Susana Luna commented via email on April 20, 2020 that she was not given the opportunity to provide feedback regarding the variance and that proper procedure was not followed. She expressed concern that the development would have an impact on her ocean view. She requested to visit the site so she can be assured that there will be no further detriment. She objects to the variance until she can be assured there will be no negative impact and the project keeps to the CC&Rs of the City. She requested that her concerns be taken seriously and that the Planning Commission re-evaluate the project.

Susana Luna submitted another comment via email on April 21, 2020 that after visiting the site, taking pictures, and learning about the project she has no objections to the pool being built as marked. She thanked the Planning Commission and PCS Director for taking the time to meet with her and receiving her feedback.

Commissioner Cardenas moved that the Planning Commission approve the amended resolution that was posted to the website on April 30, 2020. Commissioner Cooley seconded the motion, which carried by voice vote:

AYES: COMMISSIONERS: Cardenas, Cooley, Seaburn, Kirkpatrick and Chairman Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

ITEMS FROM THE PLANNING COMMISSION

NONE.

ADJOURNMENT

Hearing no further business before the Commission, Chairman Chelf adjourned the meeting at 7:45 p.m. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, May 19, 2020 beginning at 6:30 p.m. via teleconference.

Respectfully submitted,

Respectfully submitted,

Elaine Jeng, P.E.
Acting City Clerk

Approved,

Brad Chelf
Chairman

