

**AGENDA
PLANNING COMMISSION
NOVEMBER 15, 2016**

**Council Chambers
City Hall
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274**

**Tuesday
November 15, 2016
6:30 p.m.**

Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk at (310) 378-0383, at least 48 hours prior to the meeting to request a disability-related modification or accommodation.

Any person who has made campaign contributions to any of the members of the Planning Commission within twelve months before this meeting, should examine the provisions of Government Code Section 84308 which is posted on the bulletin board outside the Council Chamber.

We are advised by the members of the Commission that none of them have received campaign contributions within the last twelve months.

The applicant or any property owner entitled to notice of the hearing may, within fifteen days after the date of the Planning Commission decision, appeal the Planning Commission decision to the City Council (Ord. No. 091-529). A fee is required for filing an appeal with the City Clerk's office (R05-14).

The Council may, within fifteen days after the date of the decision or on or before the first date following the first Council meeting after the date of the Planning Commission decision, whichever occurs last: 1) Confirm the action of the Planning Commission and grant or deny the application; 2) Set the matter for public hearing and dispose of it in the same manner as on an appeal; or 3) Amend, modify, delete or add any condition of approval which the Council finds is not substantial under the circumstances relative to or affecting the property subject to the application for a development entitlement. Any determination of the Council pursuant to this paragraph shall be conclusive and final.

The Planning Commission reserves the right to modify the order of items shown on the agenda and advises all interested parties to arrive promptly at the commencement of the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMUNICATIONS FROM PUBLIC

Members of the audience are invited to address the Commission at this time on items that are not otherwise on the agenda. Per the California Government Code Section 54954.2, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated that the item is of an emergency nature, or the need to take action arose subsequent to the posting of the agenda.

CONSENT CALENDAR

Items under this heading are suggested by Staff as appropriate for the Consent Agenda. Additional items may be handled on the Consent Calendar, as determined by the Planning Commission. There will be no separate discussion of these items unless a Planning Commissioner or member of the audience so requests, in which event the item will be removed from the General Order of Business and considered following the motion to approve the Consent Agenda. Items approved on the Consent Calendar are approved in one motion and incorporate the findings contained in the Staff Report and the conditions of approval recommended therein.

Staff proposes the following item for Consent:

1. **M-1147-16;** Consideration of a Miscellaneous Application for non-standard encroachments within the right-of-way at the single family residence located at 1416 Via Margarita. Lot 14, Block 11, Tract 7538. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant/Owner: Alex Knowles

OLD BUSINESS

2. **WT-142-15;** Wireless Telecommunication Facilities Application for consideration of two alternative locations for new equipment within the City right-of-way either across from 3912 Palos Verdes Drive North in the Valmonte Plaza Park or in the center median of Palos Verdes Drive North.

Applicant: Crown Castle NG West LLC
300 Spectrum Center Dr., #1200
Irvine, CA 92618

3. **WT-131-15;** Wireless Telecommunication Facilities Application for new equipment within the City right-of-way across from 1025 Granvia Altamira.

Applicant: Crown Castle NG West LLC
300 Spectrum Center Dr., #1200
Irvine, CA 92618

Recommended to be continued to the December 20, 2016 Planning Commission meeting.

4. **WT-139-15;** Wireless Telecommunication Facilities Application for consideration of two alternative locations for new equipment within the City right-of-way either in the alley between Yarmouth Road and Oakley Road or on the northwest corner of Yarmouth Road and Chelsea Road.

Applicant: Crown Castle NG West LLC
300 Spectrum Center Dr., #1200
Irvine, CA 92618

5. **NC-1561/G-1574/M-1100-16;** Consideration of Neighborhood Compatibility, Grading & Miscellaneous Applications for a new single family residence located at 936 Via Del Monte. Lot 11, Block 1634, Tract 7142. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: PCH / Carlo Calabia
17800 Castleton St. #406
City of Industry, CA 91748
Owner: Grandway USDev I-C, LLC
55 South Lake Ave. #600
Pasadena, CA 91101

6. **NC-1568/G-1581/M-1143-16;** Consideration of Neighborhood Compatibility, Grading & Miscellaneous Applications for a new single family residence located at 1805 Via Arriba. Lot 28, Block 1615, Tract 6884. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Pritzkat & Johnson Architects, Inc.
306 Vista Del Mar, Suite A
Redondo Beach, CA 90277
Owner: Jay & Anna Yamamoto

7. **NC-1569/M-1152-16;** Consideration of Neighborhood Compatibility & Miscellaneous Applications for additions and remodeling to the single family residence located at 2012 Via Pacheco. Lots 15 & 18, Block 1290, Tract 7331. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Douglas J. Leach, Architect
119 W. Torrance Blvd. # 24
Redondo Beach, CA 90277

Owner: Caroline Burke

8. **NC-1572/G-1583-16;** Consideration of Neighborhood Compatibility & Grading Applications for a new single family residence located at 1505 Espinosa Circle. Lot 21, Block 1376, Tract 6889. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Cauthen Design Inc.
20141 E. Chapman Ave.
Orange, CA 92869

Owner: Amir Esfahani
314 Tejon Pl.
Palos Verdes Estates, CA 90274

NEW BUSINESS

9. **CUP-92-16;** Consideration of a Conditional Use Permit Application for a new market and deli with alcohol sales within an existing tenant space at 2201 Palos Verdes Drive West. Lot 1, Block 22, Tract 6888. This project is exempt from CEQA per a Class 1 categorical exemption as there will not be any exterior alteration of the existing building and no expansion of use.

Applicant: Rick & Jocelyn Lopez
2125 Palos Verdes Dr. West
Palos Verdes Estates, CA 90274

Owner: N&H Partners, LLC & Penn Assets, LLC
1559 S. Sepulveda Blvd.
Los Angeles, CA 90025-3311

10. **M-1154-16;** Consideration of Miscellaneous Applications for walls, fences, and accessory structures exceeding the allowable height at the single family residence located at 2022 Via Cerritos. Lot 4, Block 5, Tract 8043. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: David Tardiff
219 Marine Ave.
Newport Beach, CA 92662

Owner: Issam & Lama Ghreiwati

11. **M-1155-16;** Consideration of Miscellaneous Applications for walls, fences, and accessory structures exceeding the allowable height at the single family residence located at 2600 Palos Verdes Drive West. Lot 1, Block 4, Tract 16945. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Scott Martin, ASLA
2455 190th St. A
Redondo Beach, CA 90278
Owner: Steve & Gail Chelebian

ITEMS OF INFORMATION FROM THE COMMISSION/STAFF

12. Minor Modifications.
13. Art Jury Meeting Schedule.

ACTION MINUTES

14. Meetings of September 20, September 28, October 5 & October 18, 2016.

Adjourn to Planning Commission meeting on Tuesday, December 20, 2016 at 6:30 PM

This Planning Commission meeting can be viewed via live-stream or on demand thereafter on the City Website at www.pvestates.org