

**AGENDA  
PLANNING COMMISSION  
JANUARY 16, 2018**

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

**Tuesday  
January 16, 2018  
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 items for Consent:

1. **M-1242-18;** Consideration of a Miscellaneous Application for an after-the-fact approval for walls and pilasters exceeding the allowable height at the single family residence located at **504 Paseo Del Mar**. Lot 2, Block 1510, Tract 6886. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant/Owner: Mark Paullin

2. **NC-1618-18;** Consideration of a Neighborhood Compatibility Application for a new single family residence located at **4017 Via Cardelina**. Lot 22, Block 6202, Tract 6887. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Josette Murphy  
345 Richmond St.  
El Segundo, CA 90245

Owner: Peter & Karly Bonafonte

**OLD BUSINESS**

- 3. **NC-1601/G-1603-17**; Consideration of Neighborhood Compatibility & Grading Applications for a new single family residence located at **701 Mexico Place**. Lot 3, Block 1430, Tract 6886. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Tomaro Architecture  
2617 N. Sepulveda Blvd., #100  
Manhattan Beach, CA 90266  
Owner: Joseph & Annakutty Thomas

- 4. **NC-1610-17**; Consideration of a Neighborhood Compatibility Application for a deck extension at the single family residence located at **1705 Via Boronada**. Lot 16, Block 1372, Tract 6889. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant/Owner: John & Feng Readyhoff

- 5. **NC-1581R-17**; Consideration of a Revised Neighborhood Compatibility Application for revisions to the new single family residence located at **2448 Via Anacapa**. Lot 7, Block 2218, Tract 6888. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Obelisk Architects  
3800 Pacific Coast Hwy.  
Torrance, CA 90505  
Owner: Larry & Joan Johnson

**NEW BUSINESS**

- 6. Request to appeal the Director’s determination of a Minor Modification application for **NC-1568/G-1581/M-1143-16**; 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.

Appellant: Mel Masuda  
1809 Via Arriba  
Palos Verdes Estates, CA 90274  
Applicant: Thomas G. Dobos  
600 Tularosa  
Irvine, CA 92618  
Owner: Jay & Anna Yamamoto

## **PUBLIC HEARING**

7. **Proposed Ordinance amending the Palos Verdes Estates Municipal Code Title 18 (Zoning Regulations) regarding a water efficient landscape ordinance.**

## **ITEMS OF INFORMATION**

8. Minor Modifications.
9. Art Jury Meeting Schedule.
10. A. City Council Special Meeting December 21, 2017
  - a. Review Davenport Institute's Report Regarding Community Engagement, Including the Report's Recommendations for Next Steps ([view here](#))
- B. City Council Actions January 10, 2018:
  - a. Request to Appeal Planning Commission Denial of M-1153-16: Miscellaneous Application for Non-Standard Encroachments in the City Right-Of-Way at 702 Via Horcada ([view here](#))

The City Council affirmed the decision of the Planning Commission to deny M-1153-16. A resolution will be considered by the City Council on January 23, 2018 to confirm their intended action.

b. Update of the City's Schedule of Fees and Charges, and establish the penalty for violating the marijuana cultivation provisions of the Municipal Code ([view here](#))

The City Council approved a comprehensive update of fees and charges to cover the costs of providing services. Fees associated with planning, engineering and building will increase significantly effective March 11, 2018.

c. Scheduling of a special election on April 10, 2018 to consider a special parcel tax measure to fund the PVE Police Department ([view here](#))

## **ACTION MINUTES**

11. Meeting of December 19, 2017.

**Adjourn to the Planning Commission meeting on Tuesday, February 20, 2018 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](http://www.pvestates.org)*