December 20, 2022 6:00 PM Council Chambers of City Hall 340 Palos Verdes Drive West Palos Verdes Estates, CA 90274



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

APPROVAL OF AGENDA

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 AGENDA

- 1. November 15, 2022 Planning Commission Action Minutes
 - 1. Action Min-11-15-22 PC Mtg
- 2. Administrative Approvals
 - 2. Administrative Approvals List-12-20-22 >>>
- 3. M-1560-22; Miscellaneous application for an accessory structure exceeding 8ft in height at 136 Rocky Point Road. Lot 67, Tract 17606. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Kelsey Fair, 2020 Perry Avenue A, Redondo Beach, CA 90278

Owner: Hedi and Mark Sampson Withdraw from Planning Commission review (will not be discussed at the meeting)

- 3 136 Rocky Point Road 🦠
- 4. M-1560-22; Miscellaneous application for accessory structure fences and walls exceeding 6 ½ft in height at 1677 Rico Place. Lot 3, Tract 75692. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Michael Schafer, 23042 Alcalde Drive, Suite E, Laguna Hills, CA 92653

Owner: Robert Hsu

Recommendation: Adopt Resolution No. PCR-2022-1323 to approve the project as conditioned

4 - 1677 Rico Place 🦠

Att A-1677 Rico Place - RESO >>>

Att B-1677 Rico Place-Plans S

Att C-1677 Rico Place-Applicant Itr

5. M-1560-22; Miscellaneous application for a structure exceeding 8ft in height at 2609 Via Ramon. Lot 5, Block 1713, Tract 1713. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Rainville Design Studio, 1632 Aviation Blvd., Redondo Beach, CA 90278

Owner: Peter Hastings & Elizabeth Alexander Withdraw from Planning Commission review (will not be discussed at the meeting)

<u>5 - 2609 Via Ramon</u>

CONTINUED PUBLIC HEARINGS

6. NC-1727-21, G-1677-22, AND M-1551-22; Neighborhood Compatibility Grading Permit, and Miscellaneous applications for a remodel and addition to an existing single-family residence at 728 Via Somonte. Lot 20, Block 1516, Tract 6884. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303. Continued from the July 27, 2022 and September 28, 2022 Special Planning Commission meetings and October 18, 2022 and November 15, 2022 Planning Commission meeting

Applicant: Miles Pritzkat / Pritzkat & Johnson Architects, Inc., 306 Vista Del Mar, Suite A, Redondo Beach, CA 90277

Owner: Via Somonte, LLC

6 - 728 Via Somonte 🦠

7. V-0097-22 AND NC-1754-22; Neighborhood Compatibility and Variance applications to allow the existing first story of a proposed two-story single-family residence to encroach within the required side yard setback at 2108 Palos Verdes Drive West. Lot 2, Block 2203, Tract 7141. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303. Continued from the July 27, 2022and September 28, 2022 Special Planning Commission meetings and October 18, 2022 and November 15, 2022 Planning Commission meeting

Applicant: Sina Khajavi / SK Architects, 4040 Palos Verdes Drive North, Rolling Hills Estates, CA 90274

Owner: Vivek Tandon & Suresh Tandon

7 - 2108 PVDW 🦠

 NC-1707-21, G-1654-21, AND M-1465-21; Neighborhood Compatibility and Grading, Permit applications for a new single-family residence at 3936 Via Solano. Lot 13, Block 6202, Tract 6887. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303. Continued from the April 19, 2022, June 21, 2022, July 19, 2022, October 18, 2022, and November 15, 2022 Planning Commission meetings and September 28, 2022 Special Planning Commission meeting

Applicant: Douglas Leach Architecture, 119 West Torrance Blvd. #24, Redondo Beach, CA 90277

Owner: 3936 Via Solano LLC

Recommendation: Adopt Resolution No. PCR-2022-1303 to approve the project as conditioned

<u>8 - 3936 Via Solano</u> 🦠

Att A-3936 Via Solano-RESO Solano-RESO

Att B-3936 Via Solano-Plans Solano-Plans

Att C-3936 Via Solano NC Chart

Att D-3936 Via Solano-Applicant Ltr

Att E - 3936 Via Solano -Correspondence S

9. NC-1747-22, G-1681-22, and SC-142-22; Neighborhood Compatibility, Grading Permit, and Sports Court application for a new single-family residence and sports court at 1505 Chelsea Road. Lot 15 and a portion of Lots 14 and 16, Block 1350, Tract 7140. This project is exempt from CEQA

pursuant to California Administrative Code Title 14, Chapter 3, Section 15303. Continued from the October 18, 2022 and November 15, 2022 Planning Commission meetings

Applicant: Risa Narita, AIA, 3465 Torrance Blvd., Suite E, Torrance, CA 90503

Owner: Ed and Kristin Feitzinger

9 - 1505 Chelsea Rd-SR >>>

Att A-1505 Chelsea Rd-RESO >>>

Att B-1505 Cheklsea Road-plans Some

Att C-1505 Chelsea Road-Applicant Ltr.

Att D - 1505 Chelsea Road -Correspondence >>>

10. NC-1745-22 and M-1548-22; Remand to Planning Commission Neighborhood Compatibility and Miscellaneous applications for a remodel and addition to an existing single-family residence at 760 Via Del Monte. Lot 12, Block 1537, Tract 6884. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303. Continued from the June 21, 2022 and July 19, 2022 Planning Commission meetings, September 28, 2022 Special Planning Commission meeting and heard at the October 25, 2022 City Council meeting

Applicant: Bryan Winters, 23156 Doris Way, Torrance, CA 90505

Owner: Christy and Clark Koury

10 - 760 Via Del Monte-SR 🦠

Att A - 760 Via Del Monte-RESO Some

Att B-760 Via Del Monte-plans Some

Att C-760 Via Del Monte-Applicant Ltr

 NC-1755-22 and M-1563-22; Neighborhood Compatibility and Miscellaneous applications for a new single-family residence at 3315 Via Palomino. Lot 5, Block 1901, Tract 6884. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648

5 of 7 12/19/22, 4:46 PM

Owner: Kim Ashley

Recommendation: Adopt Resolution No. PCR-2022-1319 to approve the project as conditioned NEW PUBLIC HEARINGS

11 - 3315 Via Palomino SR

Att B-3315 Via Palomino-plans

Att C-3315 Via Palomino NC Chart

Att D-3315 Via Palomino-applicant ltr Signature 1

Att E - 3315 Via Palomino Correspondence

12. NC-1757-22, G-1683-22, and M-1561-22; Neighborhood Compatibility, Grading Permit and Miscellaneous applications for a remodel and addition to an existing single-family residence at 1492 Via Coronel. Lot 66, Tract 30905. This project is exempt from CEQA pursuant to California Administrative Code Title 14, Chapter 3, Section 15303.

Applicant: Cauthen Design, Inc., 25332 Narbonne Avenue, Suite 100, Lomita, CA 90717

Owner: Mr. & Mrs. Sorial

Recommendation: Adopt Resolution No. PCR-2022-1321 to approve the project as conditioned

12 - 1492 Via Coronel-SR 🦠

Att A-1492 Via Coronel-RESO Some

Att B-1492 Via Coronel-plans S

Att C-1492 Via Coronel NC Chart Some

Att D - 1492 Via Coronel Correspondence Some

1492 Via Coronel Survey

ITEMS OF INFORMATION

13. Director?s Report

ADJOURNMENT TO TUESDAY, JANUARY 17, 2023 AT 6:00 P.M.

i. This Planning Commission meeting can be viewed on demand thereafter on the City Website at www.pvestates.org. I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall Bulletin Boards located by front door located at 340 Palos Verdes Drive West, Palos Verdes Estates, CA 90274, not less than 72 hours prior to the meeting in accordance with Government Code Section 54954.2. Dated this 15th day of December, 2022.

Sheryl Brady, Secretary Planning

Commission December 20, 2022

Planning Commission Agenda December 20, 2022

Director