



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA
REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, DECEMBER 15, 2015
ROLLING HILLS CITY HALL
2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA
5. APPROVAL OF MINUTES
 - A. November 17, 2015, Adjourned Regular Meeting of the Planning Commission
 - B. November 17, 2015, Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. **ZONING CASE NO. 888. 17 MIDDLE RIDGE LANE NORTH, (LOT 5-MR), ROLLING HILLS, CA. (POST).** Applicants requested continuance to January 19, 2016 meeting to allow time for modification to the project.
 - B. **RESOLUTION NO. 2015-23.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR AN ADDITION, AND CONSTRUCTION OF A POOL EQUIPMENT ENCLOSURE ON A PROPERTY WITH RESTRICTED DEVELOPMENT CONDITION; GRADING FOR A GUEST PARKING AREA AND VARIANCES TO LOCATE THE EQUIPMENT ENCLOSURE IN THE FRONT YARD AREA OF THE SITE, TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE, AND TO LOCATE A PORTION OF A 3' HIGH RETAINING

WALL WITHIN THE SIDE YARD SETBACK IN ZONING CASE NO. 884 AT 13 OUTRIDER ROAD, (LOT 94-A-EF), ROLLING HILLS, CA. (HANG JA YOO).

C. RESOLUTION NO. 2015-25. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A CONDITIONAL USE PERMIT AND A SITE PLAN REVIEW TO FILL IN AND CONVERT AN EXISTING CABANA TO A GUEST HOUSE AND TO CONSTRUCT A RAISED DECK AT 7 CREST ROAD EAST IN ZONING CASE NO. 891 (LOT 3-FT), ROLLING HILLS, CA. (DOTY).

D. RESOLUTION NO. 2015-24. A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT ADMINISTRATIVE REGULATIONS INTERPRETING MEASURE B RELATING TO VIEW PRESERVATION.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

A. ZONING CASE NO. 893. Request for a Conditional Use Permit (CUP), Site Plan Review and Variances for a new 475 square foot cabana, grading, above grade deck, walls, pool and related structures and for encroachment with a portion of the deck, walls, pool equipment area and fire place into the rear yard setback; to retain two existing sheds, trellis and barbeque in the rear yard setback; to exceed the maximum permitted disturbance of the lot; to exceed the maximum permitted total coverage of the lot and to set aside an area for a future stable and corral in the front yard area of the lot in Zoning Case No. 893, at 66 Eastfield Drive, (Lot 107-EF), Rolling Hills, CA, (Thomas). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

8. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 892. Request for a Site Plan Review for minor grading and a 5' high retaining wall; Conditional Use Permit (CUP) to construct a 704 square foot detached garage; and Variances to construct 61 sq. ft. addition to the residence in the front setback, a new one-car parking pad to be located closer than 30 feet from the roadway easement line, to located the garage partially within the front yard setback, to exceed the maximum permitted structural and total coverage of the lot and the disturbed area of the lot, and to locate a 5' high retaining wall in the front setback in Zoning Case No. 892, at 3 Eastfield Drive (Lot 58-EF), Rolling Hills, CA (Bennett). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 exemption Guidelines.

B. ZONING CASE NO. 895. Request for a Site Plan Review to construct a new 6,269 square foot single family residence, 983 square foot garage, 6,000 square foot basement; 564 square foot swimming pool, various heights, but not to exceed 5' high, retaining walls; grading of 4,033 cubic yards of excavated dirt and 1,400 cubic yards of

fill and a new driveway; and Variances for future stable and corral location in front yard and front setback, exceedance of the maximum permitted total lot coverage and of disturbed area of the lot, construction of retaining walls that encroach into the front and rear setbacks and that do not average out to 2.5 feet in height, and service yard and basement light wells that encroach into the rear setback in Zoning Case No. 895, at **10 Bowie Road**, (Lot 4-CRA), Rolling Hills, CA (Pang Jui Yiu). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

C. **(1). ZONING CASE NO. 896-A.** Request for a Lot Line Adjustment to merge two existing parcels, having an APN: 7569-004-22 and 7569-004-23, into one parcel, which will result in a lot having 3.25 acres gross and 2.258 acres net, as calculated by the City for development purposes in the RAS-1 Zoning District, at **11 Saddleback Road**, Rolling Hills, CA, (Warren). Project has been determined to be exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15305(a) (Lot line adjustment).

(2). ZONING CASE NO. 896. Request for a Conditional Use Permit to construct a 13,860 square foot dressage arena, 2,415 square foot stable with a 625 square foot loft and 1,685 square foot corral; Site Plan Review for a 4,745 square foot residence, 659 square foot garage and 324 square foot wine cellar, 9,300 cubic yards of grading, various walls, pool patio and pool deck, and swimming pool; and Variances to locate the equestrian facilities in the front yard area of the lot and/or in setbacks and to exceed the maximum permitted lot disturbance at **11 Saddleback Road** (Lots 48-RH 1 and 48-RH-2), (Warren). The project has been determined to be exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 (New construction of single family residence and accessory structures), and Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines.

9. SCHEDULE OF FIELD TRIPS (Jan 19, 2016)

38 Portuguese Bend Road
11 Saddleback
10 Bowie
3 Eastfield

10. ITEMS FROM STAFF

11. ITEMS FROM THE PLANNING COMMISSION

12. ADJOURNMENT

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at

least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.