



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM

TUESDAY, FEBRUARY 16, 2016
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. January 19, 2016, Adjourned Regular Meeting of the Planning Commission
 - B. January 19, 2016, Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. RESOLUTION NO. 2016-03. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A REQUEST TO REMOVE RESTRICTIVE DEVELOPMENT CONDITION FROM RESOLUTION NO. 2010-03 IN ZONING CASE NO 776 AT **1 LOWER BLACKWATER CANYON ROAD, (LOT 46-RH) (DENNEE)**.
 - B. RESOLUTION NO. 2016-04. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR A DETACHED GARAGE, GRADING AND RETAINING WALLS; A CONDITIONAL USE PERMIT TO CONSTRUCT A DETACHED GARAGE; AND VARIANCES TO CONSTRUCT AN ADDITION TO THE RESIDENCE IN THE FRONT SETBACK, A ONE-CAR PARKING PAD LESS THAN 30 FEET FROM THE ROADWAY EASEMENT LINE, FOR

GARAGE AND WALL ENCROACHMENT INTO THE FRONT YARD SETBACK, FOR OUT OF GRADE CONDITION OF THE GARAGE, WALLS THAT DO NOT AVERAGE OUT TO 2.5- FEET, TO EXCEED THE MAXIMUM PERMITTED STRUCTURAL AND TOTAL COVERAGE AND THE DISTURBED AREA OF THE LOT, IN ZONING CASE NO. 892, AT **3 EASTFIELD DRIVE**, (LOT 58-EF), (BENNETT). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

C. (1) ZONING CASE NO. 896-A. THE APPLICANT REQUESTED CONTINUANCE OF THIS CASE TO THE MARCH 15, 2016 PLANNING COMMISSION MEETING Request for a Lot Line Adjustment of two lots at 11 Saddleback Road (Lots 48-RH 1 and 48-RH-2), (Warren).

C. (2). ZONING CASE NO. 896. THE APPLICANT REQUESTED CONTINUANCE OF THIS CASE TO THE MARCH 15, 2016 PLANNING COMMISSION MEETING. Request for a Conditional Use Permit, Site Plan Review and Variances at **11 Saddleback Road** (Lots 48-RH 1 and 48-RH-2), (Warren).

D. RESOLUTION NO. 2016-02. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW FOR A SUBSTANTIAL ADDITION, GRADING, SWIMMING POOL, PORCH, AND WALLS AND VARIANCES FOR ENCROACHMENT WITH PORTIONS OF THE ADDITIONS, WALLS AND A LIGHTWELL INTO SETBACKS, TO EXCEED THE MAXIMUM PERMITTED DISTURBED AREA OF THE LOT AND TO EXCEED 2.5' AVERAGE HEIGHT OF WALLS IN ZONING CASE NO. 888 AT **17 MIDDLE RIDGE LANE NORTH, (LOT 5-MR), IN THE OVERLAY ZONING DISTRICT-OZD-1, (POST). PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

A. ZONING CASE NO. 895. THE APPLICANT REQUESTED CONTINUANCE OF THIS CASE TO THE MARCH 15, 2016 PLANNING COMMISSION MEETING. Request for a Site Plan Review to construct a new residence and Variances in Zoning Case No. 895, at **10 Bowie Road**, (Lot 4-CRA), Rolling Hills, CA (Pang Jui Yiu).

B. 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, swimming 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.

C. **ZONING CASE NO. 898.** Request for a Site Plan Review to construct an 1,835 square foot addition and a raised deck, and Variances to encroach with 150 square feet of the addition 10 feet into the front yard setback, to retain a shed and service yard in side setback, for wall that does not average out to 2.5' in height and to exceed the maximum permitted disturbed area of the lot at **46 Eastfield**, (Lot 97-EF), Rolling Hills, CA (Miller). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 exemption Guidelines.

D. **ZONING CASE NO. 894.** Request for a Site Plan Review to construct a new 6,631 square foot single family residence, 1,308 square foot garage, 1,781 square feet covered porches, 950 square foot swimming pool/spa, covered koi pond, various heights, but not to exceed 5' high retaining walls and other miscellaneous accessory structures; grading for the new development and modification to a previously approved corral area; and request for a Variance to encroach with 325 square feet of the new residence and covered patios into the side yard setback at **77 Crest Road East**, (Lot 69-A1-MS), Rolling Hills, CA, (Jankovich). 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. 897.** Request for a Site Plan Review for grading, retaining walls over 3 feet in height, swimming pool and miscellaneous structures; Conditional Use Permit for a pool house, and Variances to locate the pool and pool house in the front yard of the lot, and to exceed maximum disturbance of the lot in Zoning Case No. 897 at **2 Hillside Lane**, (Lot 60-RH), Rolling Hills, CA (Elkin). The project has been determined to be exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

9. SCHEDULE OF FIELD TRIPS (March 15, 2016)

2 Hillside Lane
10 Bowie Road

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.