



# *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

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

REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
6:30 PM  
TUESDAY, MARCH 15, 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. February 16, 2016, Adjourned Regular Meeting of the Planning Commission
  - B. February 16, 2016, Regular Meeting of the Planning Commission
6. RESOLUTIONS
  - A. **RESOLUTION NO. 2016-06.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND VARIANCES FOR A NEW CABANA, GRADING, ABOVE GRADE DECK, RETAINING WALLS, POOL AND RELATED STRUCTURES AND FOR ENCROACHMENT WITH A PORTION OF THE RAISED DECK, WALLS, POOL EQUIPMENT AREA AND FIRE PLACE INTO THE REAR YARD SETBACK; TO RETAIN TWO EXISTING SHEDS, PORTION OF TRELIS AND BARBEQUE IN THE REAR YARD SETBACK; TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE AND 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), (THOMAS). THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIROMENTAL QUALITY ACT (CEQA).

**B. RESOLUTION NO. 2016-05.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE WITH TWO GARAGES, COVERED PORCHES, A SWIMMING POOL/SPA, KOI POND, KOI POND GAZEBO, VARIOUS HEIGHTS BUT NOT TO EXCEED 5' HIGH RETAINING WALLS AND OTHER MISCELLANEOUS ACCESSORY STRUCTURES; AND VARIANCE TO ENCROACH WITH A PORTION OF THE NEW RESIDENCE AND COVERED PORCHES INTO THE SIDE YARD SETBACK IN ZONING CASE NO. 894 AT **77 CREST ROAD EAST**, (LOT 69-A1-MS), (JANKOVICH). THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

**C. RESOLUTION NO. 2016-07.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS AUTHORIZING A LOT LINE ADJUSTMENT OF TWO LOTS AT **11 SADDLEBACK ROAD** (APN: 7569-004-022) AND THE VACANT LOT SOUTH THEREOF (APN: 7569-004-023) TO CREATE ONE LOT IN ZONING CASE NO. 896-A, LOT LINE ADJUSTMENT NO. 2015-02, (WARREN).

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

**A. 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 ancillary structures, grading of 23,700 cubic yards cut and fill total, various walls, and swimming pool; and Variances to locate portions of the equestrian facilities in the front yard area of the lot 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.

AND CONSIDERATION OF A RESOLUTION OF APPROVAL

**RESOLUTION NO. 2016-08.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND VARIANCES FOR GRADING AND CONSTRUCTION OF A DRESSAGE ARENA, STABLE WITH A LOFT AND CORRAL; A NEW RESIDENCE AND GARAGE, VARIOUS RETAINING WALLS, SWIMMING POOL AND RELATED PATIOS AND DECKS; TO LOCATE THE EQUESTRIAN FACILITIES IN THE FRONT YARD AREA OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 896 AT **11 SADDLEBACK ROAD**, (WARREN).

**B. ZONING CASE NO. 895.** THE APPLICANT REQUESTED CONTINUANCE OF THIS CASE TO THE APRIL 19, 2016 PLANNING COMMISSION FIELD TRIP 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).

C. **ZONING CASE NO. 898.** Request for a Site Plan Review to construct an 1,743 square foot addition, and Variances to encroach with 85 square feet of the addition 10 feet into the front yard setback, to retain a shed in side setback, 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. 897-REVISED.** Request for a Site Plan Review, Conditional Use Permit and Variances for grading for a new building pad, for walls over 3 feet in height, a pool, trellis, construction of an 800 square foot recreation room and to locate the pool, trellis and recreation room in the front yard area of the lot and to exceed the maximum permitted disturbance on the lot. Also proposed is an 800 square foot addition to the residence and widening of the driveway 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.

8. NEW PUBLIC HEARINGS

NONE

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

71 Crest Road E.  
10 Bowie

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.*