



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
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REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 PM
TUESDAY, APRIL 19, 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. March 15, 2016, Adjourned Regular Meeting of the Planning Commission
 - B. March 15, 2016, Regular Meeting of the Planning Commission
6. RESOLUTIONS

A. RESOLUTION NO. 2016-09. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO THE RESIDENCE, AND VARIANCES TO ENCROACH WITH A PORTION OF THE ADDITION UP TO 10 FEET INTO THE FRONT YARD SETBACK AND TO RETAIN A SHED IN SIDE SETBACK IN ZONING CASE NO. 898 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.

B. REQUEST FOR TIME EXTENSION AND RESOLUTION NO. 2016-10. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS

GRANTING A TIME EXTENSION TO COMPLETE CONSTRUCTION OF A GARAGE AT 6 SADDLEBACK ROAD, LOT 18-RH, (REITER).

7. ITEMS FROM STAFF

A. Consideration of a report relative to multiple sanitary facilities in accessory structures.

8. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

A. ZONING CASE NO. 895. THE APPLICANT IS REQUESTING CONTINUANCE TO A FIELD VISIT ON MAY 17, 2016 AT **10 BOWIE ROAD**, (LOT 4-CRA), ROLLING HILLS, CA (PANG JUI YIU).

B. ZONING CASE NO. 900. Request for Variances for the construction of a swimming pool, pool equipment area, and attached trellis which would encroach into the rear yard setback and to exceed the maximum permitted total coverage of the lot in Zoning Case No. 900 at **71 Crest Road East**, (Lot 69 E-1 MS), Rolling Hills, CA (Brazy & Luchini). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

C. 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, and which will not average out to 2.5' in height, a pool, trellis, construction of an 800 square foot recreation room and to locate the structures in the front yard of the lot and to exceed the maximum permitted disturbance of the lot. Also proposed is an 800 square foot addition to the residence and widening of the driveway 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. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 901. Request for a Site Plan Review for the construction of a new 5,975 square foot residence, with 5,000 square foot basement, 1,155 square feet detached garages, 1,360 square feet covered porches, including for guest house and stable, 1,152 square foot swimming pool, spa, entryway, retaining walls, driveway and outdoor kitchen and grading for a total of 46,090 cubic yards of dirt, which includes over-excavation and re-compaction; a Conditional Use Permit to construct an 800 square foot guest house, the detached garages, 7,000 square foot tennis court and 1,810 square foot stable with 611 square foot loft; and Variances to locate the tennis court in the front yard area of the lot, to exceed the maximum permitted grading quantities for the tennis court, to exceed the maximum permitted average height of retaining walls and to exceed the maximum permitted disturbed area of the lot in Zoning Case No. 901, at **5 Pine Tree Lane**, (Lot 94-RH), Rolling Hills, CA. (Sharng). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

B. ZONING CASE NO. 902. Request for a Site Plan Review for the construction of a new 11,500 square foot residence, with 11,500 square foot basement, 1,540 square feet garages, 2,555 square feet covered porches, 900 square foot swimming pool and spa, trellises, driveway and an outdoor kitchen and grading for a total of 64,020 cubic yards of dirt, which includes over-excavation and re-compaction; Conditional Use Permits to construct an 800 square foot guest house, 770 square foot detached garage and 7,150 square foot tennis court; Variances to locate the guest house partially in the front yard area of the lot, to exceed the maximum permitted grading quantities and area of grading for the tennis court and to exceed the maximum permitted coverage of the front setback with the proposed driveway in Zoning Case No. 902, at **23 Crest Road East**, (Lot 132A-MS), Rolling Hills, CA (Hynes). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 exemption Guidelines.

10. SCHEDULE OF FIELD TRIPS (May 17, 2016)

37 Chuckwagon
23 Crest Road East
5 Pine Tree Lane

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.