



# *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, MAY 17, 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. April 19, 2016, Adjourned Regular Meeting of the Planning Commission
  - B. April 19, 2016, Regular Meeting of the Planning Commission
6. RESOLUTIONS

**A. RESOLUTION NO. 2016-14.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF VARIANCES TO CONSTRUCT A SWIMMING POOL AND ATTACHED TRELIS 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.

**B. RESOLUTION NO. 2016-13.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE

PLAN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCES FOR GRADING, FOR WALLS OVER 3' IN HEIGHT, AND WHICH WILL NOT AVERAGE OUT TO 2.5' IN HEIGHT, A POOL/SPA, TRELLIS, CONSTRUCTION OF A 705 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 AT **2 HILLSIDE LANE**, (LOT 60-RH), (ELKIN).THE PROJECT HAS BEEN DETERMINED TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, SECTION 15303.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING

A. **ZONING CASE NO. 905.** Request for a Site Plan Review to construct a 244 square foot covered porch on a property with a Restricted Development Condition at **13 Outrider Road**, (Lot 94-A-EF), Rolling Hills, Ca, (Hang Ja Yoo). The project is exempt from the California Environmental Quality Act (CEQA).

And

consideration of a Resolution of approval

B. **ZONING CASE NO. 903.** Request for a Site Plan Review to construct a 701 square foot detached trellis, on a property with a Restricted Development Condition at **37 Chuckwagon Road**, (Lot 19-CF), Rolling Hills, CA (Van Nortwick). The project is exempt from the California Environmental Quality Act (CEQA).

And

consideration of a Resolution of approval

C. **ZONING CASE NO. 895.** Request for a Site Plan Review to construct a new 6,269 square foot single family residence, 848 square foot garage, 6,000 square foot basement, 640 square foot swimming pool, 550 square feet of covered porches, 98 square foot entry porch, various heights, but not to exceed 5' high retaining walls, new driveway, other ancillary amenities and a total of 8,248 cubic yards of grading. Variances are requested for a portion of the house, service yard, two light wells and retaining walls to encroach into the rear and front setbacks; future stable and corral location in the front yard and partially in the front setback; exceedance of the maximum permitted total lot coverage and of disturbed area; retaining walls that exceed an average height of 2.5', and to exceed the maximum permitted coverage with a driveway of the front setback, **at 10 Bowie Road**, (Lot 4-CRA), Rolling Hills, CA (Pang Jui Yiu). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

D. **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 a 770 square foot detached garage and 7,150 square foot tennis court; Variances 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.

E. **ZONING CASE NO. 901**. Request for a Site Plan Review for the construction of a new 5,250 square foot residence, with 5,250 square foot basement, 1,155 square feet of detached garages, 1,445 covered porches, including at guest house and stable, 964 square foot swimming pool/spa, entryway, retaining walls, driveway, 350 square foot outdoor kitchen and grading for a total of 48,150 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, and a 1,810 square foot stable with 481 square foot loft; and Variances 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.

8. NEW PUBLIC HEARINGS

A. **ZONING CASE NO. 904**, Request for a Site Plan Review and a Conditional Use Permit to construct a 1,300 square foot stable with 750 square feet of covered porches, and a maximum 5' high retaining wall, and grading at **34 Saddleback Road** (Lot 102-RH) Rolling Hills, CA, (Delgado). The project has been determined to be categorically exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 of the CEQA Guidelines

B. **ZONING CASE NO. 906**, Request for a Site Plan Review for grading and a 1,375 square foot pool/spa, pool equipment, and a Variance to exceed 2.5' high average for associated retaining walls at **27 Crest Road West** (Lot 174-B-MS) Rolling Hills, CA, (Goldenberg). The project has been determined to be categorically exempt from the California Environmental Quality Act, (CEQA) pursuant to Section 15303 of the CEQA Guidelines.

9. SCHEDULE OF FIELD TRIPS (June 16, 2016)

5 Ringbit Rd. E (Tentative)  
27 Crest Road West  
8, 10 & 12 Pine Tree Lane- Lot Line Adjst.  
34 Saddleback Road  
PVDR North-slope repair

10. ITEMS FROM THE PLANNING COMMISSION

11. 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.*