



# *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, FEBRUARY 21, 2017  
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 17, 2017, Regular Meeting of the Planning Commission
  - B. November 1, 2016 Joint Meeting of the City Council and Planning Commission
6. RESOLUTIONS

NONE
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING
  - A. **ZONING CASE NO. 914.** Request for a Site Plan Review to construct 11,052 square foot new residence with a 1,446 square foot garage and 6,620 square foot basement, 1,336 square foot swimming pool and grading of 24,900 cubic yards of cut and fill, (including excavation and compaction); and Conditional Use Permit for a 744 square foot two-story stable with a 504 square foot ground floor and 240 square foot loft, a 1,491 square foot corral, a 6,985 square foot tennis court, and a 800 square foot guesthouse with 195 square feet of attached covered porches. Also proposed are various outdoor amenities and a new driveway. The subject property is located at **11 Upper Blackwater Canyon Road (Lot 99-B-RH)** Rolling Hills, CA, (Author Homes, LLC). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303.

**B. ZONING CASE NO. 916.** Request for a Site Plan Review and Variances to retain a partially excavated area for a proposed 1,322 square foot basement, a portion of which would be located in the front setback and to retain unpermitted patio with an outdoor barbeque area supported by a 5' high retaining wall; grading for dirt pathways that are buttressed by 3' high railroad tie walls and a 3'8" high concrete block retaining wall in the side and front setback. The applicant also requests a Site Plan Review and Variances for a new 76.3' long, 4'6" high retaining wall, a portion of which would be located in the side setback, for retaining walls that do not average out to 2.5' in height and to exceed the maximum permitted disturbance (48.8%) of the net lot area, including for the set aside area for a future stable and corral. Project is located at **5 El Concho Lane**, (Lot 10-GF), Rolling Hills, CA, (De Miranda). Project has been determined to be exempt from the California Environmental Quality Act, (CEQA).

**C. ZONING CASE NO. 915.** Request for a Site Plan Review, Conditional Use Permit, and Variance at **1 Middleridge Lane North** (Lot 15, 16, 17-MR), Rolling Hills, CA, (Cipolla). APPLICANT REQUESTED CONTINUANCE TO MARCH 21, 2017 FIELD TRIP MEETING.

#### 8. NEW PUBLIC HEARINGS

**A. ZONING CASE NO. 917.** Request for a Site Plan Review to construct a new residence addition of 2,065 square feet, a new 2,065 square foot basement, 700 square foot swimming pool, and grading of 31,920 cubic yards of dirt, (which includes excavation and compaction) and construction of various miscellaneous accessory structures; Conditional Use Permits for a new 1,100 square foot detached garage, 7,000 square foot tennis court, 1,200 square foot stable, 9,150 square foot corral and a new second driveway; and Variances to exceed the maximum permitted disturbance of the lot and to grade more than 750 cubic yards of dirt and over 10,000 square feet surface area for the tennis court. The subject property is located at **5 Pine Tree Lane** (Lot 94-RH) Rolling Hills, CA, (Sharng). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

**B. ZONING CASE NO. 896-R.** Request for a Major Modification to Zoning Case No. 896 requiring Site Plan Review, Conditional Use Permit, and Variances to make changes to a previously approved project, which entails grading totaling 7,484 cubic yards of dirt, for a 13,930 square foot dressage arena, a 1,736 square foot residential addition with 1,056 square foot basement and 480 square foot attached garage; to retain but reduce in size to 863 square feet an existing detached garage, construct a new 2,430 square foot stable and wash area with 1,350 square feet of fenced open turnout paddocks, and a new 480 square foot infinity pool; to construct a retaining wall in the side setback (not to exceed five feet in height), and to exceed the maximum permitted disturbance of the lot. The subject property is located at **11 Saddleback Road** (Lot 48-1-RH 48-2-RH) Rolling Hills, CA, (Warren). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

9. SCHEDULE OF FIELD TRIPS

5 Pine Tree Lane  
11 Saddleback  
1 Middleridge Lane N.

10. OLD BUSINESS:

A. CONTINUED PUBLIC FORUM ON VIEW PRESERVATION ORDINANCE

11. ITEMS FROM STAFF

A. Status on Ad Hoc Committee, including members of Caballeros for the purpose of reviewing construction of stables (oral).

12. ITEMS FROM THE PLANNING COMMISSION

13. 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.*