



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
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**AGENDA
ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
TUESDAY, MARCH 21, 2017**

MEET AT 5 PINE TREE LANE

1. CALL MEETING TO ORDER
2. ROLL CALL
3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
4. FIELD TRIPS

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 s.f. basement, a new 700 s.f. swimming pool, and grading of 31,920 cubic yards of dirt, (which includes excavation and compaction) and construction of various accessory structures; Conditional Use Permits for a new, 1,100 s.f. detached garage, 7,000 s.f. tennis court, 1,200 s.f. stable, 9,150 s.f. corral and a new second driveway; and a Variance to exceed the maximum permitted 40% disturbance of the lot to 47.2% 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 a previously approved Zoning Case No. 896 requiring Site Plan Review, Conditional Use Permit, and Variances to reduce the grading to 8,026 cubic yards of dirt for a 13,860 square foot dressage arena and residential and garage improvements, including an 1,736 s.f. addition resulting in a 4,805 s.f. residence, a 1,056 s.f. basement and a new 468 s.f. attached garage and reconfigure and reduce in size to 971 s.f. existing detached garage; to construct a new 2,430 s.f. stable and wash area and an infinity pool, to exceed the disturbed area to 50% of the net lot, to construct a not to exceed 5' high retaining wall in the side setback and to locate a portion of the

dressage arena in the front yard area of the lot. The property is **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.

C. **ZONING CASE NO. 919**, Request for a Site Plan Review to construct a new 1,000 square foot swimming pool and spa and a variance to locate the pool in the front yard area of the lot. The subject property is **7 Middleridge Lane South** (Lot 249-A-UR) Rolling Hills, CA, (McCarthy/Cheng). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303.

D. **ZONING CASE NO. 915**. Request for a Site Plan Review, Conditional Use Permit, and Variance(s) to construct a 1,750 square foot home addition with same size basement and attached 441 s.f. garage, not to exceed 5' high retaining walls and grading of 30,090 cubic yards of dirt including for an as graded unpermitted pathway and also including excavation and re-compaction; CUP to construct a 5,368 s.f. stable footprint with 3,840 s.f. loft, (9,208 s.f. total); 4,300 s.f. corral and 2,290 s.f. riding ring, and to widen an existing second driveway; and Variances to encroach with portions of the additions into the front yard setback, and to exceed the maximum permitted disturbance of the lot to 55.6%. (Cipolla), **1 Middleridge Lane North** (Lot 15, 16, 17-MR), Rolling Hills, CA. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303.

5. ADJOURNMENT

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.