



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 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. February 21, 2017 Adjourned Regular Meeting of the Planning Commission
 - B. February 21, 2017, Regular Meeting of the Planning Commission
6. SELECTION OF VICE-CHAIRPERSON OF THE PLANNING COMMISSION
7. RESOLUTIONS

A. RESOLUTION NO. 2017-02. 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 BASEMENT, GARAGE, COVERED PORCHES, SWIMMING POOL, AND NEW DRIVEWAY APRON; AND REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE, STABLE WITH A LOFT AND CORRAL AND A TENNIS COURT IN ZONING CASE NO. 914, 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 (CLASS 3) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, SECTION 15303.

8. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING

A. **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).

B. **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.

C. **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.

D. **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.

E. **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.

9. NEW PUBLIC HEARINGS

NONE

10. SCHEDULE OF FIELD TRIPS (April 18, 2017)

37 Chuckwagon Road

11. ITEMS FROM STAFF

A. Status of Ad Hoc Committee meeting for the purpose of reviewing construction of stables, (oral).

B. City Council direction for the continued review of the View Preservation Ordinance, (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.