



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 18, 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. March 21, 2017 Adjourned Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. **RESOLUTION NO. 2017-04.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCES FOR GRADING AND CONSTRUCTION OF A NEW RESIDENCE ADDITION WITH A BASEMENT, DETACHED GARAGE, COVERED PORCHES, SWIMMING POOL WITH A SPA, PATIO TRELIS, TENNIS COURT, NEW SECOND DRIVEWAY, STABLE AND CORRAL; TO EXCEED THE MAXIMUM PERMITTED GRADING AND GRADED AREA FOR THE TENNIS COURT AND TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 917 AT **5 PINE TREE LANE**, (LOT 94-RH), (SHARNG). 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. 2017-05.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A CONDITIONAL USE

PERMIT, SITE PLAN REVIEW AND VARIANCES FOR GRADING AND CONSTRUCTION OF A DRESSAGE ARENA, STABLE, RESIDENCE AND GARAGE ADDITION, VARIOUS RETAINING WALLS, SWIMMING POOL AND RELATED PATIOS, DECKS; TO LOCATE A PORTION OF THE EQUESTRIAN FACILITIES IN THE FRONT YARD AREA OF THE LOT, TO RETAIN, BUT REDUCE IN SIZE AN EXISTING DETACHED GARAGE, TO LOCATE A NOT TO EXCEED 5' HIGH RETAINING WALL IN THE SIDE SETBACK AND TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE IN ZONING CASE NO. 896-MODIFICATION (M) **AT 11 SADDLEBACK ROAD, (WARREN)**. THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT (CLASS 3) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, SECTION 15303.

C. RESOLUTION NO. 2017-06. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A SITE PLAN REVIEW AND VARIANCE FOR A 1,000 SQUARE FOOT POOL/SPA, POOL EQUIPMENT ENCLOSURE, AND TO LOCATE THE STRUCTURES IN THE FRONT YARD OF THE LOT IN ZONING CASE NO. 919 AT **7 MIDDLE RIDGE LANE SOUTH, (LOT 249-A-UR), (MCCARTHY/CHENG)**. THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15303.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING

A. ZONING CASE NO. 915, REVISED. Request for a Site Plan Review, Conditional Use Permit and Variance to construct a 1,750 square foot home addition with same size basement, porte cochere and attached 441 s.f. garage, where portions of the addition, garage and porte cochere would encroach into the front yard setback; to widen the existing residential second driveway; for various retaining walls; to legalize grading for previously graded path at the rear of the property and to exceed the maximum permitted disturbance of the lot in Zoning Case No. 915 -R at **1 Middleridge Lane North (Lot 15, 16, 17-MR), Rolling Hills, CA. (Cipolla)**. The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

AND

RESOLUTION NO. 2017 -03. 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 A RESIDENCE ADDITION, BASEMENT, VARIOUS WALLS AND GRADING, INCLUDING FOR PREVIOUSLY GRADED UNPERMITTED PATH; WIDEN ONE OF THE TWO RESIDENTIAL DRIVEWAYS AND TO ENCROACH INTO THE FRONT SETBACK WITH PORTIONS OF THE ADDITIONS, BASEMENT AND GARAGE AND TO EXCEED THE MAXIMUM PERMITTED DISTURBED AREA OF THE LOT IN ZONING CASE NO. 915 REVISED AT **1 MIDDLE RIDGE LANE NORTH, (LOTS 15, 16, 17-MR), (CIPOLLA)**.

B. ZONING CASE NO. 920. Request for a Site Plan Review to legalize grading for previously graded path at the rear of the property at **37 Chuckwagon Road, (Lot 19-CF),**

Rolling Hills, CA (Van Nortwick). 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. 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 in Zoning Case No. 916 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).

8. NEW PUBLIC HEARINGS

NONE

9. SCHEDULE OF FIELD TRIPS (May 16, 2017)

2 Hillside Lane (Modification)

10. OLD BUSINESS:

A. CONTINUED PUBLIC FORUM REGARDING VIEW PRESERVATION ORDINANCE

11. ITEMS FROM STAFF

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.