



# *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, JUNE 20, 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. May 16, 2017 Adjourned Regular Meeting of the Planning Commission
  - B. March 21, 2017 Regular Meeting of the Planning Commission
  - C. April 18, 2017 Regular Meeting of the Planning Commission
6. RESOLUTIONS
  - A. **RESOLUTION NO. 2017-09.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A MODIFICATION TO A PREVIOUSLY APPROVED PROJECT FOR 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 AN 800 SQUARE FOOT RECREATION ROOM, TO LOCATE THE STRUCTURES IN THE FRONT YARD OF THE LOT AND TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT IN ZONING CASE NO. 897- MODIFICATION, AT **2 HILLSIDE LANE, (LOT 60-RH), (ELKIN).**

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

**A. ZONING CASE NO. 921**, Request for Variances to construct, on a substandard sized lot, a new swimming pool/spa, pool deck, pool equipment area, barbeque and patio, new planters and stairs, and legalize an existing fire pit, chicken coop and shed. The nature of variances include exceeding the maximum permitted total lot coverage, structural coverage and disturbance of the lot; to encroach with an existing shed, fire pit, chicken coop and the proposed swimming pool, spa and related development into setbacks and lack of ability to reach minimum distance for animal keeping in Zoning Case No. 921 at **26 Eastfield Drive** (Lot 86-A-EF) Rolling Hills, CA, (Clinton). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

**B. ZONING CASE NO. 923**. Request to modify a previously approved project and request for a Site Plan Review for grading to enlarge the swimming pool building pad and Variances to allow the use of non-permitted imported dirt, to construct slopes steeper than 2:1 gradient and to export dirt, in Zoning Case No. 923 at **38 Portuguese Bend Road**, (Lot 118-RH), Rolling Hills, CA. (Wheeler). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

8. NEW PUBLIC HEARINGS

**A. ZONING CASE NO. 922**, Request for a Site Plan Review to construct a new approximately 4,859 square foot residence and 1,232 square foot garage, a 560 square foot swimming pool and spa, with additional amenities such as a gatehouse and outdoor covered kitchen; and Conditional Use Permit for an approximately 688 square foot guest house. The applicant is also requesting a Variance to allow for partial construction in the front yard area. The subject property is located at **0 Poppy Trail** (Lot 90-B1-RH) Rolling Hills, CA, (Serpa). The project has been determined to be categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

9. SCHEDULE OF FIELD TRIPS (July 18, 2017)

0 Poppy Trail  
7 Portuguese Bend Road  
6 Meadowlark Lane

10. OLD BUSINESS:

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.*