



# *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, JANUARY 17, 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. December 20, 2016, Regular Meeting of the Planning Commission
6. REQUEST
  - A. REQUEST FOR MINOR MODIFICATION TO A PREVIOUSLY APPROVED PROJECT IN ZONING CASE NO. 880 AT 15 PORTUGUESE BEND ROAD.
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING
  - A. **ZONING CASE NO. 914. PER THE REQUEST OF THE APPLICANT IT IS RECOMMENDED THAT THIS CASE BE CONTINUED TO FEBRUARY 21, 2017 FIELD TRIP HEARING.**  
Request for a Site Plan Review and Conditional Use Permits for grading and construction of a new residence, garage and basement, swimming pool and other miscellaneous amenities; and CUP for a stable with corral, tennis court and a guest house in Zoning Case No. 914 located at **11 Upper Blackwater Canyon Road.**

8. NEW PUBLIC HEARINGS

A. **ZONING CASE NO. 915.** Request for a Site Plan Review to construct 1,750 sq. ft. home addition and attached 441 square foot garage, not to exceed 5' high walls and grading related to a proposed stable, home additions and for "as graded" unpermitted pathways; Conditional Use Permit to construct a 5,368 sq. ft. stable with 3,840 sq. ft. loft, 4,300 sq. ft. corral and 2,290 sq. ft. riding ring and expand an existing second driveway to 20-ft; Variances to encroach with the residential and garage addition into the front yard setback and to exceed the disturbance on the lot from 47.9% to 55.6%. Also proposed is to construct a third new paved driveway for access to the stable from Middleridge Lane North. The subject property is located at 1 Middleridge Lane North, (Lot 15, 16, 17-MR), Rolling Hills, CA, (Cipolla). The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303.

9. SCHEDULE OF FIELD TRIPS (February 21, 2017)

11 Upper Blackwater Canyon  
1 Middleridge Ln N.  
11 Saddleback Road

10. PUBLIC FORUM

A. PRESENTATION AND DISCUSSION ON THE DRAFT HAZARD MITIGATION PLAN UPDATE

B. DISCUSSION ON POTENTIAL AMENDMENTS TO THE CITY'S VIEW PRESERVATION ORDINANCE

11. ITEMS FROM STAFF

A. Selection of two members of the Planning Commission to an Ad Hoc Committee 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.*