



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, JULY 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. May 16, 2017 Regular Meeting of the Planning Commission
 - B. June 20, 2017 Regular Meeting of the Planning Commission
 - C. June 20, 2017 Adjourned Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. **RESOLUTION NO. 2017-10.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF VARIANCES TO RETAIN A CHICKEN COOP IN THE REAR YARD SETBACK, RETAIN A SHED IN THE SIDE SETBACK, RETAIN AN AS-BUILT FIRE PIT, TO EXCEED THE PREVIOUSLY APPROVED LOT DISTURBANCE, CONSTRUCT A NEW SWIMMING POOL AND SPA AND TO CONSTRUCT VARIOUS OUTDOOR AMENITIES, 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 UNDER CLASS 3, SECTION 15303 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING

A. **ZONING CASE NO. 922**, (Request for a Site Plan Review to construct a new 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 688 square foot guest house. The applicant is also requesting Variances to allow for partial construction in the front yard area, for a privacy wall that exceeds 5' in height and to exceed the previously approved disturbance of the lot. 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- Section 15303) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

B. **ZONING CASE NO. 923. (REVISED)**. Request to modify a previously approved project for a Site Plan Review for grading to reconfigure 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, Section 15303) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

C. **ZONING CASE NO. 924**, Request for a Site Plan Review to construct approximately 920 square feet of residential additions, on a property with a restricted development condition. The subject property is **7 Portuguese Bend Road** (Lot 41-RH) Rolling Hills, CA, (Martin). The project has been determined to be categorically exempt under Class 1, Section 15301(3) pursuant to the California Environmental Quality Act (CEQA) Guidelines.

D. **ZONING CASE NO. 926**, Request for a Conditional Use Permit to construct a 779 square foot stable, which includes a loft. The subject property is **6 Meadowlark Lane** (Lot 20-RH) Rolling Hills, CA, (Dunlap). The project has been determined to be categorically exempt under Class 3, Section 15303 pursuant to the California Environmental Quality Act (CEQA) Guidelines.

E. **ZONING CASE NO. 908**. Request for a Site Plan Review for grading to repair a failed slope, a Variance to exceed the maximum permitted disturbance of the lot and a Stable Use Permit to allow a structure constructed as a stable in 1980 to continue to be used for recreation uses in Zoning Case No. 908, located at 2950 Palos Verdes Drive North, (Lot 1-D-1RH) (Rotter). The project has been determined to be categorically exempt (Class 5) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15305.

AND CONSIDERATION OF A RESOLUTION NO. 2017-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A SITE PLAN REVIEW FOR GRADING TO REPAIR A FAILED SLOPE, A VARIANCE TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE OF THE LOT AND A STABLE USE PERMIT TO ALLOW RECREATION USE IN A STRUCTURE

CONSTRUCTED AS A STABLE IN ZONING CASE NO. 908, AT 2950 PALOS VERDES DRIVE NORTH, (LOT 1-D-1RH) (ROTTER).

8. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 925, - ITEM TO BE CONTINUED. Request for a Site Plan Review to construct a new approximately 938 square foot residential addition and 982 square foot basement, conversion of a 484 square foot garage to a new residential entry, new spa and 5 foot retaining wall; and Conditional Use Permit for an approximately 352 square foot addition to an existing 430 square foot pool house; and Variance to exceed the maximum permitted disturbance of the lot. The subject property is located at **16 Pine Tree Lane** (Lot 81-1-RH) Rolling Hills, CA, (Bharadia). The project has been determined to be categorically exempt under Class 1, Section 15301 pursuant to the California Environmental Quality Act (CEQA) Guidelines.

B. ZONING CASE NO. 929. CONSIDERATION OF A DRAFT RESOLUTION FOR A ZONING TEXT AMENDMENT TO THE ROLLING HILLS MUNICIPAL CODE TO AMEND SECTION 17.12.220 OF CHAPTER 17.12 (DEFINITIONS) AND REPEAL AND REPLACE CHAPTER 17.26 (VIEW PRESERVATION) WITH A NEW ORDINANCE, IN ZONING CASE NO. 929, ZONING TEXT AMENDMENT NO. 2017-01. The project has been determined to be categorically exempt pursuant to the California Environmental Quality act (CEQA), Sections 15031(b)(3), 15060(c)(3), and 15061(b)(3).

9. SCHEDULE OF FIELD TRIPS (August 15, 2017)
19 Middleridge Ln N. (tentative -as built deck)
7 Middleridge Ln S. (tentative)

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.