



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, AUGUST 15, 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. July 18, 2017 Adjourned Regular Meeting of the Planning Commission
 - B. July 18, 2017 Regular Meeting of the Planning Commission
6. RESOLUTIONS

A. RESOLUTION NO. 2017-12. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW RESIDENCE WITH COVERED PORCHES, GARAGE, SWIMMING POOL AND OUTDOOR AMENITIES; A CONDITIONAL USE PERMIT TO CONSTRUCT A GUEST HOUSE AND VARIANCES TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, FOR HIGHER THAN 5' PRIVACY WALL AND TO LOCATE PORTION OF THE POOL AND COVERED PATIO IN THE FRONT YARD OF THE PROPERTY IN ZONING CASE NO. 922 AT 0 POPPY TRAIL, (LOT 90-BA-RH), (SERPA). THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT (CLASS 3) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

AND

APPROVAL OF AN AMENDED MITIGATED NEGATIVE DECLARATION FOR THE

PREVIOUSLY APPROVED AND IMPLEMENTED LANDSLIDE REMEDIATION PROJECT.

B. RESOLUTION NO. 2017-14. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS APPROVING A REQUEST FOR A CONDITION USE PERMIT FOR CONSTRUCTION OF A 779 SQUARE FOOT STABLE WITH A LOFT, AND 3,290 SQUARE FOOT CORRAL IN ZONING CASE NO. 926 AT **6 MEADOWLARK LANE**, LOT 20-RH, (DUNLAP). THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (CEQA) PURSUANT TO CLASS 3, SECTION 15303 OF THE CEQA GUIDELINES.

7. NEW PUBLIC HEARINGS

A. ZONING CASE NO. 925, 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). CEQA Categorical Exemption under Class 1, Section 15301.

B. ZONING CASE NO. 930, Request for a Site Plan Review to construct a new approximately 1,500 square foot residential addition and 520 square foot garage addition, conversion of a 422 square foot garage to a new residential space, 855 square feet of new covered porches, and a new 200 square foot trellis. The subject property is located at **52 Portuguese Bend Road** (Lot 4-FT) Rolling Hills, CA, (Frey Survivor Trust/Francesca Wachs). CEQA Categorical Exemption under Class 1, Section 15301.

C. ZONING CASE NO. 918, Request for a Site Plan Review, a Conditional Use Permit, and a Variance to construct a new 9,165 square foot residence, 2,250 square foot basement, new 900 square foot four-car garage, new 3,575 square foot stable, 9,200 square foot corral, 11,360 square foot riding ring, widened access road leading to the corral, and various outdoor amenities. This new construction will require the demolition of the existing residence, two small accessory structures, and the existing stable on the subject property located at **20 Upper Blackwater Canyon Road** (Lot 101-RH) Rolling Hills, CA, (Dominic Iannitti). CEQA Categorical Exemption under Class 3, Section 15303.

8. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING

A. ZONING CASE NO. 923. REQUEST TO CONTINUE TO THE SEPTEMBER PLANNING COMMISSION MEETING.

Request to modify a previously approved project and request for a Site Plan Review for grading to reshape the previously approved swimming pool building pad and Variances to allow the use of non-permitted imported dirt, to reconstruct a slope to 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.

B. ZONING CASE NO. 931, Request for a Site Plan Review to construct an attached garage addition and a Conditional Use Permit for a new approximately 1,200 square foot two-story stable and 3,510 square foot corral. The subject property is **7 Middleridge Lane South** (Lot 249-A-UR) Rolling Hills, CA, (McCarthy/Cheng). CEQA Categorical Exemption under Class 3, Section 15303.

C. ZONING CASE NO. 929. Consideration of a Zoning Text Amendment to the Rolling Hills Municipal Code to amend Section 17.12.220 of Chapter 17.12 (Definitions) And Replace Chapter 17.26 (View Preservation) with a New Ordinance, in Zoning Case No. 929 and Zoning Code 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).

And

Consideration of a Planning Commission Resolution No. 2017-15A or 2017-15B recommending that the City Council adopt the View Preservation Ordinance.

9. SCHEDULE OF FIELD TRIPS (Septeber 19, 2017)

52 Portuguese Bend Rd
16 Pine Tree Lane
20 Upper Backwater Cny Rd.

10. OLD BUSINESS

11. ITEMS FROM STAFF

A. Report: "No further development" designation without Planning Commission review on certain properties

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.