



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, SEPTEMBER 19, 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. August 8, 2017 Special Meeting of the Planning Commission
 - B. August 15, 2017 Regular Meeting of the Planning Commission
 - C. August 15, 2017 Adjourned Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. **ZONING CASE NO. 931. RESOLUTION NO. 2017-16.** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS APPROVING A REQUEST FOR A SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR CONSTRUCTION OF RESIDENTIAL GARAGE ADDITION AND NEW STABLE AND CORRAL IN ZONING CASE NO. 931 AT 7 **MIDDLE RIDGE LANE SOUTH**, LOT 249-A-UR, (MCCARTHY/CHENG). CATEGORICAL EXEMPTION PURSUANT TO CLASS 3, SECTION 15303 OF CEQA GUIDELINES.
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING
 - A. **ZONING CASE NO. 923. (REVISED)** Request for a Site Plan Review for additional grading to restore slopes of a previously approved swimming pool building pad and Variances to allow the use of non-permitted imported dirt in the grading, to create a slope 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. 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. 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 to up to 45.7%. 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.

D. **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. A variance is requested to exceed the maximum permitted disturbance of the lot to up to 81.3%. 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. NEW PUBLIC HEARINGS

A. **ZONING CASE NO. 928**. Request for a Site Plan Review, Conditional Use Permit and a Variance to construct a 2,200 sq. ft. stable footprint with 950 sq. ft. loft, (3,150 sq.ft. total), a 3,100 sq. ft. corral and an 800 sq.ft. guest house; grading of 1,890 cubic yards of dirt for the improvements and to legalize previously graded path; to construct several over 3' high retaining walls (5' max.) and a pool and to exceed the maximum permitted disturbance of the lot to up to 52.5%, at a property located at **1 Middleridge Lane North**, (Lot 15, 16, 17-MR), Rolling Hills, CA. (Cipolla). CEQA Categorical Exemption under Class 3, Section 15303.

B. **ZONING CASE NO. 932**. Request for a Site Plan Review to construct higher than previously approved ridge line for a project consisting of an addition and major renovation. The "as built" condition has been built not per the approved plans, **at 24 Cinchring Road** (Lot 18-3-CH), Rolling Hills, CA, (Nakamura). CEQA Categorical Exemption under Class 3, Section 15303.

C. MARIJUANA REGULATIONS

RESOLUTION NO. 2017-17 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL AMEND SECTIONS 17.08.050 AND 17.16.020 AND ADD A NEW CHAPTER 17.29 TO TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE IN ORDER TO PROHIBIT COMMERCIAL (MEDICAL AND NON-MEDICAL) MARIJUANA ACTIVITIES, ALLOW FOR THE DELIVERY OF MEDICAL MARIJUANA, AND TO REGULATE THE CULTIVATION OF

MARIJUANA FOR PERSONAL USE WITHIN THE CITY, IN ZONING CASE NO. 933 AND ZONING CODE AMENDMENT NO. 2017-02.
CEQA CATEGORICAL EXEMPTION SECTIONS 15031(B)(3), 15060(C)(3), AND 15061(B)(3).

9. SCHEDULE OF FIELD TRIPS (October 17, 2017)
24 Cinchring
1 Middleridge Lane N.
10. OLD BUSSINESS:
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.