



# *City of Rolling Hills*

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD  
ROLLING HILLS, CA 90274  
(310) 377-1521  
FAX (310) 377-7288

REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
6:30 PM  
TUESDAY, DECEMBER 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. October 17, 2017 Adjourned Regular Meeting of the Planning Commission
  - B. November 21, 2017 Adjourned Regular Meeting of the Planning Commission
6. RESOLUTIONS

SEE AGENDA ITEM 8B and 8C
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING
  - A. **ZONING CASE NO. 928.** 1 Middleridge Lane North (Cipolla), **WITHDRAWAL OF THE APPLICATION FOR A STABLE, GUEST HOUSE AND RELATED GRADING AND REQUEST FOR CONTINUANCE TO JANUARY 16, 2018 MEETING OF THE REQUEST TO RETAIN THE GRADED PATH .**
  - B. **ZONING CASE NO. 918:** Request for a Site Plan Review, a Conditional Use Permit, and a Variance for grading and construction of a new 9,975 square foot residence, 7,475 square foot basement, new 1,675 square foot four-car garage, new 2,775 square foot stable, 10,800 square foot corral, 7,500 square foot riding ring, to exceed the maximum permitted disturbance of the lot, widened access road leading to the corral, and various outdoor amenities. This new construction will require the demolition of the existing residence, two pools, 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).**

It has been determined that the project is categorically exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303.

8. NEW PUBLIC HEARINGS

**A. ZONING CASE NO. 934.** Request for a Conditional Use Permit and a Site Plan Reivew to construct a detached 2,210 square foot mixed use structure including a garage and grading of 779 cubic yards of dirt for the structure at **8 Crest Road East**, (Lot 192-A-2-MS), Rolling Hills, CA, (John Tu). Currently the property is being developed with a new single-family residence, garage and basement and accessory outdoor amenities. It has been determined that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

**B. ZONING CASE NO. 932.** Re-open a public hearing to consider modification to a previously approved project regarding the height of a partially “as built” residence, and consideration of additional information therefor. The previously approved project consists of additions and major renovation to a residence, **at 24 Cinchring Road** (Lot 18-3-CH), Rolling Hills, CA, (Nakamura).

**OR**

**Consideration of a Resolution to deny the request:**

**RESOLUTION NO. 2017-21.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DENYING A REQUEST FOR MODIFICATIONS OF THE HEIGHT AND ROOF TYPE OF A PREVIOUSLY APPROVED ADDITION TO AND MAJOR REMODEL OF A SINGLE-FAMILY RESIDENCE AT 24 CINCHRING ROAD (LOT 18-3-CH), IN ZONING CASE NO. 932, (NAKAMURA).

It has been determined that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines.

**C.** Consideration of a proposed zoning text amendment to the Rolling Hills Municipal Code to regulate and allow accessory dwelling units (ADUs) in single family residential zones in conformance with State law. It has been determined that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

**AND**

CONSIDERATION OF RESOLUTION NO. 2017-23. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL APPROVE A TEXT AMENDMENT TO THE ROLLING HILLS MUNICIPAL CODE TO AMEND TITLES 15 AND 17 TO REGULATE AND ALLOW FOR ACCESSORY DWELLING UNITS (ADU) IN SINGLE FAMILY RESIDENTIAL ZONES IN CONFORMANCE WITH STATE LAW, IN ZONING TEXT AMENDMNET NO. 2017-03.

9. NEW BUSINESS

10. SCHEDULE OF FIELD TRIPS (January 16, 2018)  
8 Crest Rd. East  
11 Saddleback Road

11. OLD BUSINESS:

12. ITEMS FROM STAFF

13. ITEMS FROM THE PLANNING COMMISSION

14. 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.*