



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 17, 2018
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. June 19, 2018 Regular Meeting of the Planning Commission
6. RESOLUTIONS
 - A. **RESOLUTION NO. 2018-05.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A MAJOR MODIFICATION IN ZONING CASE NO. 916-R AND AMENDING RESOLUTION NO. 2017-08 TO ALLOW MODIFICATION TO THE PREVIOUSLY APPROVED BASEMENT AND GRADING QUANTITIES AT **5 EL CONCHO LANE** IN ZONING CASE NO. 916, (LOT 10-GF) ROLLING HILLS, CA (DE MIRANDA).
7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM A PREVIOUS MEETING
 - A. **ZONING CASE NO. 940.** Request for Site Plan Review, Conditional Use Permit, and Variance to construct a new approximately 1,325 square foot detached garage, to be located in the front yard, with some grading, to exceed the maximum disturbance allowed at **38 Portuguese Bend Road** (Lot 118-RH) Rolling Hills, CA, (Steve and Lori Wheeler). The project has been determined to be categorically exempt (Class 1, 3, and 4) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Sections 15301, 15303, and 15304.

B. **ZONING CASE NO. 944.** Request for a Lot Line Adjustment between two parcels of land for properties at **0 Buggy Whip Drive** (APN 7569-024-022) (Dr. and Ms. Joseph Czyzyk) and **25 Crest Road West** (APN 7569-024-023)(Mr. and Ms. Rama Chandran), Rolling Hills, CA, resulting in an increase in lot size at 25 Crest Road West and a decrease in lot size at 0 Buggy Whip of 5 square feet; Request for Variances for 1) altering lots already less than the minimum lot size required by the Municipal Code, 2) an increase in a non-conforming structural coverage on one of the properties 3) an increase in a non-conforming net lot area on one of the properties and 4) creating a new structural encroachment into a side yard setback. The Project has been determined to be exempt from the California Environmental Quality Act, (CEQA) pursuant to Class 5, Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines.

C. **ZONING CASE NO. 934.** Request for a Site Plan Review and Conditional Use Permit to construct a detached 2,124 square foot mixed use structure, which would include 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). This is a modified version of a previously viewed mixed-use structure. Currently the property is being developed with a single-family residence and accessory outdoor amenities. The project has been determined to be categorically exempt (Class 3) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

8. NEW PUBLIC HEARINGS

A. **ZONING CASE NO. 945.** Request for a Lot Line Adjustment between two parcels to transfer a portion of land to **3 Middleridge Lane North** (APN 7569-019-003)(Tilles) from **6 Middleridge Lane North** (APN 7569-019-004)(Wilson Family Trust), Rolling Hills, CA, resulting in an increase in the gross lot size of 3 Middleridge Lane North and a decrease in the gross lot size of 6 Middleridge Lane North of 51,624 square feet. The applicant also requests a Variance to increase the total disturbed area from 37.98% to 46.28% for 6 Middleridge Lane North, which exceeds the maximum total disturbed area of 40%. Additionally, the applicant requests an amendment to Ordinance No. 326 to make the portion of land being transferred subject to Overlay Zoning District - 1 (OZD-1), which is consistent with the zoning for 3 Middleridge Lane North. No new development is proposed with this project. The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5, Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines.

B. **ZONING CASE NO. 939.** Request for a Site Plan Review to construct a new approximately 385 square foot residential addition; demolish an existing swimming pool, pool deck, pool equipment, and covered porch; legalize an approximately 220 square foot area of the main residence; and convert the existing 1,560 square foot stable to a recreation room and storage; and Variances for multiple encroachments into the front yard setback and an increase in disturbance beyond the maximum allowed. The subject property is located at **9 Johns Canyon Road** (Lot 170-A-1-MS) Rolling Hills, CA, (David Stone).

9. OLD BUSINESS

10. NEW BUSINESS

A. Planning Commission Reorganization.

11. SCHEDULE OF FIELD TRIPS (August 21, 2018)

3 & 6 Middleridge Lane North – Lot Line Adjustment
9 John’s Canyon Road

12. ITEMS FROM STAFF

Report on use of construction and storage trailers during construction.

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.