



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521

AGENDA **Regular Planning Commission** **Meeting**

PLANNING COMMISSION
Tuesday, May 17, 2022

CITY OF ROLLING HILLS
6:30 PM

Executive Order N-29-20

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Planning Commission meeting will be available on the City's website (<https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf>).

The meeting agenda is also available on the City's website (<https://www.rolling-hills.org/government/agenda/index.php>).

Join Zoom Meeting via [https://us02web.zoom.us/j/99343882035?](https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09)
pwd=MWZXaG9ISWdud3NpajYwY3dFbllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

7. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by Commission for discussion.

7.A. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF MAY, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.

RECOMMENDATION: Approve as presented.

7.B. APPROVE THE FOLLOWING MINUTES: APRIL 19, 2021, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING; APRIL 19, 2021, PLANNING COMMISSION REGULAR MEETING

RECOMMENDATION: Approve as presented.

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8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. 2021-2029 DRAFT ROLLING HILLS HOUSING ELEMENT AND RESPONSES TO HCD'S COMMENTS

RECOMMENDATION: Accept public comment on the revisions to the Housing Element and provide Commission feedback. The Commission is also asked to recommend action on the document by the City Council (i.e., submittal of the revised draft to HCD).

A. April 11, 2022 Comment letter from HCD

B. May 9, 2022 City Responses to HCD Comments

C. Tracked Change Adoption Draft Housing Element

D. Clean Adoption Draft Housing Element

10.B. ZONING CASE 21-16: REQUEST FOR APPROVAL FOR A SITE PLAN REVIEW FOR GRADING AND CONSTRUCTION OF A NEW RETAINING WALL; CONDITIONAL USE PERMIT FOR A RECREATIONAL GAME COURT; AND VARIANCE TO EXCEED THE MAXIMUM PERMITTED LOT DISTURBANCE FOR A PROPERTY LOCATED AT 18 EASTFIELD DRIVE (LOT 69-A-EF) (RICH)

RECOMMENDATION: Adopt Resolution No. 2022-05 approving a Site Plan Review for grading and construction of a new recreational game court, retaining wall, hardscape, landscape, and appurtenant structures; Conditional Use Permit for use of a recreational game court; and Variance to exceed the maximum permitted lot disturbance in Zoning Case No. 21-16.

[Vicinity Map - 18 Eastfield Dr.pdf](#)

[Development Table \(ZC 21-16\).pdf](#)

[Email from Sam Galletti 050922.pdf](#)

[RICH RESIDENCE - FINAL SUBMITTAL FOR PLANNING - reduced.pdf](#)

- 10.C. ZONING CASE NO. 21-02: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND A VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LCC)

RECOMMENDATION:

Open the public hearing, discuss the item, direct the applicant and staff, and continue the item to the June 21, 2022 regularly scheduled meeting.

[Vicinity Map - 11 Flying Mane Rd.pdf](#)

[Development Table \(ZC 21-02\).pdf](#)

[11 Flying Mane - Initial Planning Submittal - 22 0314r.pdf](#)

- 10.D. ZONING CASE NO. 22-20: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR CONSTRUCTION OF A 1,583-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING RESIDENCE, MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, GRADING, AND OTHER IMPROVEMENTS; AND VARIANCES TO CONSTRUCT IN THE FRONT YARD SETBACK AND FOR A FIVE-FOOT-HIGH RETAINING WALL TO BE CONSTRUCTED IN THE SETBACK AREA FOR A PROPERTY LOCATED AT 16 SOUTHFIELD DRIVE (LOT 33-SF), ROLLING HILLS, CA (BURGOYNE)

RECOMMENDATION: Adopt Resolution No. 2022-06 approving Zoning Case No. 22-20 for a Site Plan Review and Variance.

[Vicinity Map - 16 Southfield Dr.pdf](#)

[Development Table \(ZC 22-20\).pdf](#)

[16 Southfield Drive_Combined Plan Set_2022.05.11\(reduced\).pdf](#)

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, June 21, 2022 at 6:30 p.m. via teleconference.

Notice:

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.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.