



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, June 21, 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?pwd=MWZXXaG9lSWdud3NpajYwY3dFbllFZz09>

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 JUNE, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.

RECOMMENDATION: Approve as presented.

- 7.B. APPROVE THE FOLLOWING MINUTES: MAY 17, 2021, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING; MAY 17, 2021, PLANNING COMMISSION REGULAR MEETING

RECOMMENDATION: Approve as presented.

[CL_MIN_220517_PC_FieldTrip_F.pdf](#)

[CL_MIN_220517_PC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

- 9.A. 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:

Adopt Resolution No. 2022-07 approving Zoning Case No. 21-02 for a Site Plan Review to demolish a 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.

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

[Development Table \(ZC 21-02\)_V3.pdf](#)

[2022-07_PC_Resolution_11FlyingManeRoad_ZC 21-02.pdf](#)

[Traffic Engineer's Memo - M01 11 Flying Mane.pdf](#)

[C-City Grading Plan_C\(6.6.22\).pdf](#)

[11 Flying Mane - RHCA - 22 0527-reduced.pdf](#)

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND

FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY Â LOCATED AT 8 MIDDLERIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-08 approving the project as presented.

[Vicinity Map.pdf](#)

[220616_8MiddleridgeLnS_ZC22-44_Development Table.pdf](#)

[EARTH-INFO-6-15-22.pdf](#)

[Memo from Traffic Engineer 052022.pdf](#)

[220512_8MiddleridgeLnS_ZC22-44_Driveway Location Pictures.pdf](#)

[Resolution No. 2022-08 - 8MiddleridgeLn_S_ZC 22-44-PROPOSED.pdf](#)

[Resolution No. 2022-04 - 8 Middleridge Lane South ZC 21-10-CORRECT.pdf](#)

[Resolution No. 2021-11 for Time Ext \(ZC 956\) 8 Middleridge Ln S.pdf](#)

[Resolution No. 2019-13 8 Middleridge Lane South.pdf](#)

[ARCH-SITE PLAN-6-16-22 11X17.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_11x17 Site Plan.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_11x17 Barn Plans.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_CutFill Plans.pdf](#)

[220615_8MiddleridgeLnS_ZC22-44_Slope Plans.pdf](#)

- 10.B. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 17.28 OF THE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Adopt the Resolution (Attachment 1), which:
 - a. Recommends that the City Council adopt the proposed Ordinance (Attachment 2) amending RHMC Chapter 17.28 regarding ADUs and JADUs; and
 - b. Finds that the adoption of the proposed Ordinance is statutorily exempt from review under CEQA pursuant to Public Resources section 21080.17.

[Attachment 1 - 2022-09_PC_Resolution__ADU_Ordinance.pdf](#)

[Attachment 2 - 2022-09_PC_Resolution_Exhibit_A_ADU_Ordinance.pdf](#)

[Attachment 3 - REDLINE-c1.pdf](#)

- 10.C. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public

hearing; and

2. Adopt the Resolution (Attachment 1), which:

- a. Recommends that the City Council adopt the proposed Ordinance (Attachment 2) amending various sections of the RHMC to ensure consistency with State law regarding employee, supportive, and transitional housing; and
- b. Finds that the adoption of the Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3).

[Attachment 1 - Resolution No. 2022-10_Employee_Supportive_Transitional_Housing.pdf](#)

[Attachment 2 - Ordinance No. 377-Employee_Supportive_Transitional_Housing.pdf](#)

10.D. RECOMMENDATION TO ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES

RECOMMENDATION: Review and approve as presented.

[Attachment 1 - Resolution No. 2022-11_Family_Day_Care_Homes.pdf](#)

[Attached 2 - Ordinance No. 378_Family_Day_Care_Homes.A.pdf](#)

10.E. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

RECOMMENDATION:

1. Open the public hearing, receive public testimony, close the public hearing; and
2. Adopt the Resolution (Attachment 1), which:
 - a. Recommends that the City Council adopt the proposed Ordinance (Attachment 2) adding Chapter 17.62 to the Rolling Hills Municipal Code regarding density bonuses and other affordable housing incentives required by State law; and
 - b. Finds that the adoption of the Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15358, 15305, and 15061(b)(3) of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3).

[Attachment 1 - Resolution No. 2022-](#)

[12_Density_Bonuses_and_Affordable_Housing_Incentives.pdf](#)

[Attachment 2 - Ordinance No. 379-Density_Bonus_and_Affordable_Housing_Incentives.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, July 19, 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.