



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, September 12, 2023

CITY OF ROLLING HILLS

6:30 PM

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. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 12, 2023

RECOMMENDATION: Approve as presented.

[CL_AGN_230912_PC_AffidavitofPosting.pdf](#)

7.B. APPROVE THE MINUTES FOR THE AUGUST 15, 2023, PLANNING COMMISSION MEETING

RECOMMENDATION: Approve as presented.

[CL_MIN_230815_PC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

- 9.A. [ZONING CASE NO. 22-51: SITE PLAN REVIEW TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH A BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCES TO CONSTRUCT: \(1\) A SWIMMING POOL/SPA IN THE FRONT YARD, \(2\) RETAINING WALLS EXCEEDING AN AVERAGE OF 2½ FEET IN HEIGHT, \(3\) RETAINING WALLS IN THE FRONT YARD, AND \(4\) NON-EXEMPT GRADING EXPORT ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 \(LOT 17-A-PT\) \(ARVIDSON\), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, receive public testimony, discuss the proposed project, and provide direction to staff and the applicant. In the event the Commission wishes to approve the project, a resolution of approval is included for consideration.

[ATTACHMENT1_CL_PBN_230321_4PoppyTrail_ZC22-51_VicinityMap.pdf](#)
[ATTACHMENT2_PL_ADR_4PoppyTrail_ZC22-51_DevelopmentTable_RevisedProject.pdf](#)
[ATTACHMENT3_PL_ADR_4PoppyTr_ZC22-51_230711_Email_DaveLong.pdf](#)
[ATTACHMENT4_CL_AGN_230718_PC_Item9A_PublicComment_NConstant.pdf](#)
[ATTACHMENT5_2023-11_PC_Resolution_4PoppyTrail_ZC 22-51_D2-c1_js.pdf](#)
[ATTACHMENT6_PL_ADR_4PoppyTrail_ZC22-51_Architectural.pdf](#)
[ATTACHMENT7_PL_ADR_4PoppyTrail_ZC22-51_SitePlan_Grading.pdf](#)
[ATTACHMENT8_PL_ADR_4PoppyTrail_ZC22-51_Alternate_Development_on_Barn_Pad.pdf](#)

- 9.B. [AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING VARIOUS SECTIONS OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO WIRELESS FACILITIES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)

RECOMMENDATION:

1. **Open and conduct a public hearing;**
2. **Find that proposed Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15302 (replacement or reconstruction), State CEQA Guidelines Section 15303 (new construction or conversion of small structures), State CEQA Guidelines Section 15304 (minor alterations to land), or, in the alternative, Sections 15378 and 15061(b)(3); and**
3. **Adopt Resolution No. 2023-10 (Attachment 1), which recommends that the City Council adopt the proposed Ordinance No. 384 (Exhibit "A" to Attachment 1).**

[ATTACHMENT1_2023-10_PCResolution_WCF_Ordinance_091223-c1_F2.pdf](#)
[ATTACHMENT2_384_WirelessOrdinance_D4_redline.pdf](#)
[ATTACHMENT3_PL_WCF_OrdAmend2023_WirelessApplicationDraft_8-29-23.pdf](#)

10. NEW PUBLIC HEARINGS

- 10.A. [ZONING CASE NO 23-077: SITE PLAN REVIEW AND LOT LINE ADJUSTMENT](#)

BETWEEN THREE LOTS AT 10,12, AND 14 PINE TREE LANE TO CREATE TWO LARGER LOTS WITH A COMBINED GROSS LOT AREA OF 7.84 ACRES (LOTS 85-1-RH, 85-2-RH, 85-3-RH) (HASSOLDT); RESOLUTION NO. 2023-12

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, close the public hearing, and provide direction to staff. In the event the Planning Commission decides to approve the project, Resolution No. 2023-11 is included for consideration.

Attachment 1: Building Vicinity Map

Attachment 2: Resolution No. 2023-12

Attachment 3: Existing & Proposed Lot Information

Attachment 4: Development Table

Attachment 5: Tentative Lot Line Adjustment Map

- 10.B. ZONING CASE NO. 23-049: SITE PLAN REVIEW FOR A 1,957-SQUARE-FOOT ADDITION TO AN EXISTING RESIDENCE, AND CONDITIONAL USE PERMIT TO ADD 244 SQUARE FEET TO AN EXISTING POOL HOUSE, LOCATED AT 19 PORTUGUESE BEND ROAD IN ZONING CASE NO. 23-049 (LOT 80-RH) (HTJGDB/SIU)

RECOMMENDATION: Open the public hearing, receive public testimony, discuss the project, close the public hearing, provide direction to staff and the applicant, and continue the item to the next regularly scheduled Planning Commission meeting on October 17, 2023.

Attachment 1: Development Table

Attachment 2: Photos

Attachment 3: Development Plans

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, October 17, 2023 at 6:30 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

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.

