



# 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, January 16, 2024

CITY OF ROLLING HILLS  
6:30 PM

The meeting agenda is available on the City's website. The Planning Commission meeting will be live-streamed on the City's website. Both the agenda and the live-streamed video can be found here:  
<https://www.rolling-hills.org/government/agenda/index.php>

Members of the public may submit written comments in real-time by emailing the City Clerk's office at [cityclerk@cityofrh.net](mailto:cityclerk@cityofrh.net). Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

Recordings to Planning Commission meetings can be found here: <https://www.rolling-hills.org/government/agenda/index.php>

### 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.*

#### 5.A. FOR BLUE FOLDER DOCUMENTS APPROVED AT THE PLANNING COMMISSION MEETING

**RECOMMENDATION: Approved**

[CL\\_AGN\\_240116\\_PC\\_BlueFolderItem\\_10B.pdf](#)

### 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 JANUARY 16, 2024

**RECOMMENDATION: Approve as presented.**

[CL\\_AGN\\_240116\\_PC\\_AffidavitofPosting.pdf](#)

- 7.B. APPROVE THE MINUTES FOR THE DECEMBER 19, 2023, PLANNING COMMISSION MEETINGS

**RECOMMENDATION: Approve as presented.**

[CL\\_MIN\\_231219\\_PC\\_FT\\_F.pdf](#)

[CL\\_MIN\\_231219\\_PC\\_F.pdf](#)

**8. EXCLUDED CONSENT CALENDAR ITEMS**

**9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**

**10. NEW PUBLIC HEARINGS**

- 10.A. ZONING CASE NO. 22-91: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**RECOMMENDATION:**

**Open the public hearing, take public testimony, close the public hearing, and discuss the proposed project. A resolution is attached in case the Planning Commission decides to approve the project.**

[Attachment1\\_PL\\_ADR\\_1Chestnut\\_ZC22-91\\_VicinityMap.pdf](#)

[Attachment2\\_PL\\_ADR\\_1ChestnutLn\\_ZC22-91\\_DevelopmentTable.pdf](#)

[Attachment3\\_2024-01\\_PC\\_Resolution\\_1ChestnutLn\\_ZC22-91\\_D.pdf](#)

[Attachment4\\_PL\\_ADR\\_1ChestnutLane\\_ZC22-91\\_240104\\_GazeboPlan.pdf](#)

[Attachment5\\_PL\\_ADR\\_1ChestnutLn\\_ZC22-91\\_221005\\_1ChestnutLn\\_ZC22-91\\_Pictures.pdf](#)

[Attachment6\\_1ChestnutLane\\_ZC22-91\\_231204\\_PathLight.pdf](#)

- 10.B. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, CONSTRUCT A NEW 4,870-SQUARE-FOOT RESIDENCE WITH AN ATTACHED GARAGE, CONDUCT NON-EXEMPT GRADING, EXPAND THE RESIDENTIAL BUILDING PAD, CREATE A NEW STABLE BUILDING PAD, CONSTRUCT A 1,010-SQUARE-FOOT SWIMMING POOL, BUILD RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,585-SQUARE-FOOT STABLE AND RELOCATION OF AN EXISTING DRIVEWAY AND APRON; AND VARIANCES TO EXCEED THE 40% DISTURBANCE AND 35% LOT COVERAGE REQUIREMENTS ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA

(LUKIC)

**RECOMMENDATION:** Open the public hearing, take public testimony, close the public hearing, discuss the proposed project, and provide direction to staff and applicants.

[Attachment 2: PL\\_ADR\\_4SpurLn\\_ZC23-100\\_240111\\_Development Table](#)

[Attachment 3: PL\\_ADR\\_4SpurLn\\_ZC23-100\\_240111\\_Development Plans](#)

[Attachment 1\\_PL\\_ADR\\_4SpurLn\\_ZC23-100\\_240111\\_PC\\_VicinityMap.pdf](#)

[CL\\_AGN\\_240116\\_PC\\_BlueFolderItem\\_10B\\_PublicComment01.pdf](#)

- 10.C. [ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 12,080-SQUARE-FOOT RESIDENCE WITHÂ A 7,610-SQUARE-FOOT BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET \(UP TO A MAXIMUM HEIGHT OF 5 FEET\), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,940-SQUARE-FOOT STABLE, 2,000-SQUARE-FOOT CORRAL, AND A 540-SQUARE-FOOT GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 \(LOT 132A-MS\)\(OGASAWARA\)](#)

**RECOMMENDATION:** Open the public hearing, receive public testimony, discuss the project, and provide direction to staff and the applicant.

[01\\_Vicinity Map.pdf](#)

[02\\_Development Table 23 Crest Road E \(ZC 23-070\) Jan 2024.pdf](#)

[03\\_Project Comparison Table23 Crest Road E \(2017, 2022, 2023\).pdf](#)

[04\\_Architectural Plans 23 Crest Road E \(ZC 23-070\) Jan 2024.pdf](#)

[05\\_Landscape Plans 23 Crest Road E \(ZC 23-070\) Jan 2024.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, February 20, 2024 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.*