



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, April 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. 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.

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 APRIL 16, 2024

RECOMMENDATION: Approve as presented.

[CL_AGN_240416_PC_AffidavitofPosting.pdf](#)

7.B. APPROVE THE MINUTES FOR THE MARCH 19, 2024, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

[CL_MIN_240319_PC_FT_F.pdf](#)

[CL_MIN_240319_PC_F.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

- 9.A. ZONING CASE NO. 23-150: SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)

RECOMMENDATION: It is recommended that the Planning Commission open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the Commission wishes to approve the project with conditions.

Attachment 1: [PL_ADR_240306_2PossumRidge_ZC23-150_RadiusMap.pdf](#)

Attachment 2: [PL_ADR_2PossumRidgeRd_ZC23-150_PC_240416_Development Table_F.pdf](#)

Attachment 3: [2024-05_PC_Resolution_2PossumRidgeRd_ZC23-150_Whitcombe_240416_D.pdf](#)

Attachment 4: [PL_ADR_2PossumRidgeRd_ZC23-150_LandscapePlan_240311_EDA_LandscapeReview.pdf](#)

Attachment 5: [CL_AGN_240319_PC_Item10A_PublicComment01.pdf](#)

Attachment 6: [PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_Photos.pdf](#)

Attachment 7: [PL_ADR_2PossumRidgeRd_ZC23-150_240416_PC_Set_DevelopmentPlans.pdf.pdf](#)

Attachment 8: [PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Set_EngineeringPlans.pdf.pdf](#)

Attachment 9: [PL_ADR_2PossumRidgeRd_ZC23-150_240319_PC_Phase2_barn_court_swap.pdf](#)

- 9.B. ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH 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 STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO 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 A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)

RECOMMENDATION: It is recommended that the Planning Commission open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the Commission wishes to approve the project with conditions.

Attachment01_Vicinity Map_23 Crest Road East (ZC23-070).pdf
Attachment02_Development Table 23 Crest Road East (ZC23-070)
Attachment03_2024-06_PC_Resolution_23CrestRoadE_ZC23-070_D.pdf
Attachment04_Grading Table_23 Crest Road East (ZC23-070)
Attachment05_Comparison Table_23CrestRoadEast (ZC23-070)
Attachment06_LandscapeReviewComments_23CrestRoadEast (ZC23-070)
Attachment07_Photos_23 Crest Road East (ZC23-070)
Attachment08_Comparison Plans_23CrestRoad East (ZC23-070)
Attachment09_PL_ADR_23CrestRdE_ZC23-070_240412_Plans_7thSubmittal_reduced_Part 1.pdf
Attachment10_PL_ADR_23CrestRdE_ZC23-070_240412_Plans_7thSubmittal_reduced_Part 2.pdf
Attachment11_PL_ADR_23CrestRdE_ZC23-070_240412_Plans_7thSubmittal_reduced_Part 3.pdf

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE NO. 23-056: SITE PLAN REVIEW FOR GRADING AND VARIANCE TO RETAIN GRADING IMPORT FOR A PROPERTY LOCATED AT 29 MIDDLE RIDGE LANE SOUTH, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 239-A-6-MS) (JOHNSON)

RECOMMENDATION: It is recommended that the Planning Commission open the public hearing, take public testimony, and provide direction to staff and the applicant. A resolution is provided in case the Commission wishes to approve the project with conditions (see Exhibit C).

Attachment 1: PL_ADR_29MiddleridgeLnS_RadiusMap.pdf
Attachment 2: PL_ADR_29MiddleridgeLnS_ZC23-056_240416_Development Table_F.pdf
Attachment 3: 2024-07_PC_Resolution_29MiddleridgeLnS_ZC23-056_Johnson_F.pdf
Attachment 4: PL_ADR_29MiddleridgeLaneS_ZC23-056_230727_EmailfromAnthonyWongtoKenJohnson_Redacted.pdf
Attachment 5: PL_ADR_29MRLS_ZC23-056_AerialPhoto_2019-2023.pdf
Attachment 6: PL_ADR_29MRLS_ZC23-056_VariousSitePhotos.pdf
Attachment 7: PL_ADR_29MiddleridgeLaneS_ZC23-056_230426_SurveyReport.pdf
Attachment 8: PL_ADR_29MiddleridgeLnS_ZC23-056_230426_TopographicSurvey.pdf
Attachment 9: PL_ADR_29MiddleridgeLnS_ZC23-056_240411_Plans.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, May 21, 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.