



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 18, 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 JUNE 18, 2024**

RECOMMENDATION: Approve as presented.

[CL_AGN_240618_PC_AffidavitofPosting.pdf](#)

7.B. APPROVE THE MINUTES FOR THE APRIL 16, 2024, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

[CL_MIN_240416_PC_FT_F.pdf](#)

[CL_MIN_240416_PC_F.pdf](#)

7.C. ZONING CASE NO. 22-20: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 22-20 FOR A SITE PLAN REVIEW FOR CONSTRUCTION OF A 1,583-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING RESIDENCE, MAXIMUM FIVE-FOOT-HIGH RETAINING WALL, POOL/SPA IN EXCESS OF 800 SQUARE FEET, 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 FRONT AND SIDE SETBACK AREA FOR A PROPERTY LOCATED AT 16 SOUTHFIELD DRIVE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 33-SF) (BURGOYNE)

RECOMMENDATION: It is recommended that the Planning Commission consider a request to adopt Resolution No. 2024-__ granting a two-year extension to commence construction of this project (see Attachment 1). If granted, the project would expire on May 17, 2026.

[Attachment 1: 2022-06_PC_Resolution_16Southfield_ZC 22-20_E.pdf](#)

[Attachment 2: 2024-__PC_Resolution_16SouthfieldDr_ZC22-](#)

[20_TimeExtension1_Burgoyne_F.pdf](#)

[Attachment 3: PL_ADR_16SouthfieldDr_ZC24-047_240529_Plans.pdf](#)

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

9.A. 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.

Attachment 1: [Attachment01_Vicinity Map_23 Crest Road East \(ZC23-070\).pdf](#)

Attachment 2: [PL_ADR_23CrestRdE_240618_DevelopmentTable_2ndMeeting6.18.24.pdf](#)

Attachment 3: [2024-06_PC_Resolution_23CrestRoadE_ZC23-070_D-c1_js.pdf](#)

Attachment 4: [240613_23 Crest Road East_ZC23-070_PhotosForPCAgenda6.18.24.pdf](#)

Attachment 5: [PL_ADR_23CrestRdE_ZC23-070_240521_EmailfromPaulHuh.pdf](#)

Attachment 6: [Attachment06_LandscapeReviewComments_23CrestRoadEast \(ZC23-070\)](#)

Attachment 7: [240605_Comparison Table_23 Crest Road East_PCMeeting_6.18.24v2.pdf](#)

Attachment 8: [240618_23 Crest Road East_ZC23-070_GradingBreakdownForPCAgenda6.18.24.pdf](#)

Attachment 9: [240605_ChangeLog_23 Crest Road East_PCMeeting_6.18.24.pdf](#)

Attachment 10: [PL_ADR_23CrestRdE_ZC23-070_240410_Plans_PCMeeting_6.15.24.pdf](#)

10. NEW PUBLIC HEARINGS

- 10.A. [ZONING CASE 24-018: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT \(APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024\) \(STORM PROPERTIES, INC.\)](#)

RECOMMENDATION: Consider the item and provide direction to the applicant and staff.

A draft resolution is included as Attachment 2 in the event the Planning Commission wishes to approve the lot line adjustment:

- Resolution 2024-__, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-018 FOR A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)"

Attachment 1: [PL_ADR_1-4StormHillLn_ZC24-018_240606_Vicinity_Map.pdf](#)

Attachment 2: [2024-__PC_Resolution_StormHillLane_LLA_ZC24-018_F.pdf](#)

Attachment 3: [Resolution No. 894.pdf](#)

Attachment 4: [Storm Hill Subdivision Agreement - \(Recorded 06.12.2007\).pdf](#)

Attachment 5: [Storm Hill second amended agreement 2015 .pdf](#)

Attachment 6: [StormHill_LLA_ZC No 949_191015_StaffReport.pdf](#)

Attachment 7: [2019-16 Storm Hill Ln Lot Lind Adjs..pdf](#)

Attachment 8: [2019-17 Storm Hill Ln SPR Rd.pdf](#)

Attachment 9: [PL_ADR_StormHillLn_ZC24-018_Legal_Description_2020.pdf](#)

Attachment 10: [PL_ADR_StormHillLane_ZC24-018_LLA_240618_CalculationSheet.pdf](#)

Attachment 11: [PL_ADR_StormHillLn_ZC24-018_LLA_Plans_F.pdf](#)

- 10.B. [ZONING CASE NO. 24-016: SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET](#)

(MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

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

In the event the Commission wishes to approve the project, a draft resolution has been included for consideration as Attachment 3, entitled:

- **RESOLUTION NO. __, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-016 FOR A SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET (MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)."**

Attachment 1: [PL_ADR_1MorganLn_ZC24-016_240606_RadiusMap.pdf](#)

Attachment 2: [PL_ADR_1MorganLn_ZC24-016_240604_DevelopmentTable_v2.pdf](#)

Attachment 3: [2024-__PC_Resolution_1MorganLn_ZC24-24-016_HU_240520_D.pdf](#)

Attachment 4: [PL_ADR_1MorganLn_ZC24-016_240530_Driveway_Photos.pdf](#)

Attachment 5: [PL_ADR_240610_1MorganLn_ZC24-016_LetterfromMrGray_2MorganLn.pdf](#)

Attachment 6: [PL_ADR_1MorganLn_ZC24-016_240516_TrafficEngineerMemo.pdf](#)

Attachment 7: [PL_ADR_240613_1MorganLn_ZC24-016_HUStablePlans_5thSubmittal_compressed.pdf](#)

- 10.C. [ZONING CASE NO. 24-017: CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT \(LOT 92-B-EF\) \(SONSTEIN\)](#)

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

In the event the Planning Commission decides to approve the project, a draft

resolution is included as Attachment 3, entitled:

- "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 24-017 FOR A CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)."

[Attachment 1: PL_ADR_9OutriderRd_ZC24-017_240612_RadiusMap.pdf](#)

[Attachment 2: PL_ADR_9OutriderRd_ZC24-017_240611_DevelopmentTable.pdf](#)

[Attachment 3: 2024-__PC_Resolution_9OutriderRd_ZC24-017_Sonstein_D.pdf](#)

[Attachment 4: 240521_9OutriderRd_ZC24-017_PergolaPictures_PCMeeting6.18.24.pdf](#)

[Attachment 5: PL_ADR_9OutriderRd_ZC24-](#)

[017_Correspondences_240610_Email_Cootes_Redacted.pdf](#)

[Attachment 5: PL_ADR_9OutriderRd_ZC24-017_240612_Plans.pdf](#)

[Attachment 6: PL_ADR_9OutriderRd_ZC24-017_240221_PropertySurvey_CivilSurvey.pdf](#)

11. OLD BUSINESS

12. NEW BUSINESS

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

14.A. [DISCUSS UPCOMING PLANNING COMMISSION MEETINGS AND POSSIBLY RESCHEDULING OR CANCELING FUTURE MEETINGS](#)

RECOMMENDATION: Discuss and provide direction to staff.

[Planning Commission 2024 Calendar.pdf](#)

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: August 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.

