



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, December 17, 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 DECEMBER 17, 2024

RECOMMENDATION: Approve as presented.

[CL_AGN_241217_PC_AffidavitofPosting_F.pdf](#)

7.B. APPROVE THE MINUTES FOR THE OCTOBER 15, 2024, PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

CL_MIN_241015_PC_FT_F.pdf

CL_MIN_241015_PC_F.pdf

7.C. MINOR MODIFICATION TO 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 2 1/2 FEET IN HEIGHT, (3) RETAINING WALLS IN THE FRONT YARD, AND (4) NONEXEMPT 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: Receive and file.

PL_ADR_4PoppyTr_ZC22-51_241113_MinorModificationLetter.pdf

ResolutionNo1351_ZC22-51_4PoppyTrail_Arvidson_F_E.pdf

PL_ADR_4PoppyTrail_ZC22-

51_241113_RevisedGradingPlan_MinorMod_APPROVED_pgs1-4.pdf

PL_ADR_4PoppyTrail_ZC22-

51_241113_RevisedGradingPlan_MinorMod_APPROVED_pgs5-14.pdf

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

9.A. ZONING CASE NO. 24-074: SITE PLAN REVIEW FOR CONSTRUCTION, GRADING, STABLE ACCESS, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A RECREATIONAL GAME COURT (TENNIS COURT), STABLE WITH LOFT GREATER THAN 200 SQUARE FEET, CORRAL GREATER THAN 550 SQUARE FEET, AND AN EXISTING BUILDING TO BE CONVERTED TO A MIXED USE BUILDING (GUEST HOUSE/RECREATION ROOM); AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS, AND DEVIATIONS FROM THE CONDITIONS FOR A CONDITIONAL USE PERMIT PER ROLLING HILLS MUNICIPAL CODE SECTION 17.16.210(A) 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 Attachment 3 in case the Commission wishes to approve the project with conditions.

Attachment 1: PL_ADR_241213_2PossumRidge_ZC24-074_RadiusMap.pdf

Attachment 2: PL_ADR_2PossumRidgeRd_ZC24-

074_241217_PC_DevelopmentTable_Phase2_D4.pdf

Attachment 3: 2024-14_PC_Resolution_2PossumRidgeRd_ZC24-

074_Whitcombe_D_v3.pdf

Attachment 4: 2024-05_PC_Resolution_2PossumRidgeRd_ZC23-150_Whitcombe_F_E.pdf

Attachment 5A: Public Comment
1_CL_AGN_241015_PC_Item10A_PublicComment_RHCA.pdf
Attachment 5B: Public Comment 2_PL_ADR_241004_2PossumRidgeRd_ZC24-074_LetterFromShirleyLanger_Received10.04.24.pdf
Attachment 5C: Public Comment 3_PL_ADR_241212_2PossumRidgeRoad_ZC24-074_Bellis_OppositionLetter1_Received12.12.24.pdf
Attachment 5D: Public Comment
4_241211_PossumRidge_Plans_RHCALetter_PCMeeting12.17.24.pdf
Attachment 6: 241213_PossumRidge_Plans_Civil_Architectural_Ph2_12.13.24.pdf

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE NO. 24-053: CONDITIONAL USE PERMIT FOR A DETACHED STRUCTURE THAT EXCEEDS 200 SQUARE FEET LOCATED AT 74 EASTFIELD DRIVE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 119-EF) (COCKE)

RECOMMENDATION:

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

Attachment 1: PL_ADR_241211_74EastfieldDrive_ZC24-053_1000FT_RadiusMap.pdf
Attachment 2: PL_ADR_241211_174EastfieldDrive_ZC24-0536_VicinityMap_Google.pdf
Attachment 3: PL_ADR_241211_74EastfieldDrive_ZC24-053_GISParcelMap.pdf
Attachment 4: PL_ADR_241211_74EastfieldDr_ZC24-053_DevelopmentTable.pdf
Attachment 5: 2024-15_PC_Resolution_74EastfieldDrive_ZC24-053_Cocke_D.pdf
Attachment 6: PL_ADR_241212_74EastfieldDrive_ZC24-053_Photos.pdf
Attachment 7: PL_ADR_74EastfieldDr_ZC23-148_241115_Plans_SecondSubmittal.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, January 21, 2025 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.