



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, May 20, 2025

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.

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

RECOMMENDATION: Approved

[CL_AGN_250520_PC_Item10B.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 MAY 20, 2025

RECOMMENDATION: Approve as presented.

[CL_AGN_250520_PC_AffidavitofPosting.pdf](#)

- 7.B. APPROVE THE MINUTES FOR THE APRIL 15, 2025 PLANNING COMMISSION MEETINGS

RECOMMENDATION: Approve as presented.

[CL_MIN_250415_PC_FT_F.pdf](#)

[CL_MIN_250415_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. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

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_250514_16CaballerosRd_RadiusMap_PCMeeting.pdf](#)

Attachment 2: [PL_ADR_250513_16CaballerosRD_ZC24-154_DevelopmentTable.pdf](#)

Attachment 3: [PL_ADR_16CaballerosRd_ZC24-154_Photos of Site.pdf](#)

Attachment 4: [PL_ADR_250525_16Caballeros_Aerial View of Site_GIS.pdf](#)

Attachment 5: [250514_16CaballerosRd_ZC24-154-Summary of Project Table.pdf](#)

Attachment 6: [2025-06_PC_Resolution_16CaballerosRd_5.20.25.pdf](#)

Attachment 7: [CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf](#)

Attachment 8: [Email from JuliAvedissian_14 CaballerosRd](#)

Attachment 9: [PL_ADR_250515_16CaballerosRoad_ZC24-154_ArchitecturalPlans_4thSubmittal.pdf](#)

- 10.B. ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE LOCATION AT 6

CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) (LEE)

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_250409_6ChuckwagonRoad_RadiusMap_05.20.25PCMeeting.pdf](#)

Attachment 2: [PL_ADR_6ChuckwagonRd_ZC24-043_Arch SitePlan.pdf](#)

Attachment 3: [PL_ADR_6ChuckwagonRd_ZC24-043_VicinityMap_Google.pdf](#)

Attachment 4: [PL_ADR_6 Chuckwagon Rd_ZC24-053_DevelopmentTable.pdf](#)

Attachment 5: [PL_ADR_6ChuckwagonRd_ZC24-043_LandscapePlan_F.pdf](#)

Attachment 6: [PL_ADR_6 Chuckwagon Rd_ZC24-053_PC Resolution_D.pdf](#)

Attachment 7: [PL_ADR_6ChuckwagonRd_ZC24-043_4 Chuckwagon Letter.pdf](#)

Attachment 8: [PL_ADR_6ChuckwagonRd_ZC24-043_2 Chuckwagon Letter.pdf](#)

Attachment 9: [PL_ADR_6ChuckwagonRd_ZC24-043_Allan Rigg Letter.pdf](#)

Attachment 10: [PL_ADR_6ChuckwagonRd_ZC24-043_RHCA Letter.pdf](#)

Attachment 11: [CL_PBN_250520_PH_PC_16Caballeros_6Chuckwagon_Affidavit.pdf](#)

[PL_ADR_6ChuckwagonRd_ZC04-043_House_BasementSF.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, June 17, 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.