



CITY OF  
**ROLLING HILLS ESTATES**

4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274  
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**Regular Meeting Agenda**  
**PLANNING COMMISSION**

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Monday, March 2, 2026

7:00 PM

Council Chamber

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1. **CALL TO ORDER**

2. **SALUTE TO THE FLAG**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

5. **AUDIENCE ITEMS**

6. **CONSENT CALENDAR**

- A. READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS PRESENTED FOR CONSIDERATION TO THE PLANNING COMMISSION WILL BE WAIVED AND ALL SUCH ORDINANCES AND RESOLUTIONS WILL BE READ BY TITLE ONLY.

7. **BUSINESS ITEMS**

- A. PALOS VERDES PENINSULA MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE

Memorandum from: Jessica Slawson, Assistant to the City Manager  
Jeannie Naughton, Director of Community Development & Public Works

Recommendation: That the Planning Commission receive and file this report and direct staff to return with General Plan amendments at a future meeting.

Attachments: [Staff Report](#)

B. 2025 HOUSING ELEMENT AND GENERAL PLAN ANNUAL PROGRESS REPORTS

Memorandum from: Katrina Kawagoe, Senior Planner  
Jeannie Naughton, Director of Community Development & Public Works

Recommendation: That the Planning Commission receive the City of Rolling Hills Estates' 2025 General Plan and Housing Element APRs, discuss the issues, and recommend to the City Council that staff be directed to submit the respective APRs to LCI and HCD by April 1, 2026.

Attachments: [Staff Report](#)

[Attachment A - RHE GP APR 2025](#)

[Attachment B - Summary Table](#)

[Attachment C - Housing Element APR 2025](#)

**8. PUBLIC HEARINGS**

- A. PLANNING APPLICATION NO. PA-240560; ADDRESS: 0 Encanto Drive (APN:7551-015-030 & 7551-015-900), Rolling Hills Estates, CA 90274; APPLICANT: Salvador Gonzalez, California Water Service Company; DESCRIPTION: A request for a Grading Permit (G-240561) for the importation of earth materials greater than 20 cubic yards to widen the driveway apron and raise appropriate grade levels to accommodate the installation of a new temporary portable generator for the California Water Service Company; and a Variance (V-240562) to construct fencing and a sliding security gate within the front and side yard that would exceed the maximum allowable fence height.

The application was reviewed in accordance with the California Environmental Quality (Public Resources Code §21000 et seq.: “CEQA”) and was determined to be Categorically Exempt under Class 3, Section 15303(a) New Construction of Small Structures.

Memorandum from: Katrina Kawagoe, Senior Planner

Recommendation: That the Planning Commission open the Public Hearing; take public testimony; discuss the issues; close the Public Hearing; and adopt Resolution No. PA-240560, approving the project.

Attachments: [Staff Report](#)

[Attachment A - Resolution No. PA-240560](#)

[Attachment B - Project Plan Excerpts](#)

[Attachment C - HOA Comment Letter](#)

[Attachment D - Correspondence](#)

[Attachment E - Neighbor Support Letter](#)

[Attachment F - Grading Application](#)

[Attachment G - Resolution No. P-197-87](#)

- B. PLANNING APPLICATION NO. PA-260013; ADDRESS: 3554 Lariat Drive (APN:7548-011-017), Rolling Hills Estates, CA 90274; APPLICANT: Reiko Michlig, Reiko Architecture; DESCRIPTION: A request for a Neighborhood Compatibility Determination (NC-260014) for an interior remodel and additions to an existing two-story, single-family residence that includes 474 SF of first story additions and a 570 SF second story addition; and a Variance (V-260015) to exceed the required height to setback ratio in the west side yard.

Memorandum from: Katrina Kawagoe, Senior Planner

Recommendation: That the Planning Commission open the Public Hearing; take public testimony; discuss the issues; close the Public Hearing; and adopt Resolution No. PA-260013, approving the project.

*Attachments:* [Staff Report](#)

[Attachment A - Resolution No. PA-260013](#)

[Attachment B - Project Plans](#)

[Attachment C - Neighbor Signatures](#)

[Attachment D - Correspondence](#)

[Attachment E - Silhouette Certification](#)

[Attachment F - Neighborhood Statistics](#)

9. **COMMISSION ITEMS**

10. **DIRECTOR ITEMS**

11. **MATTERS OF INFORMATION**

- A. CITY COUNCIL ACTIONS, JANUARY 27, 2026

*Attachments:* [Action Memo](#)

- B. CITY COUNCIL ACTIONS, FEBRUARY 10, 2026

*Attachments:* [Action Memo](#)

- C. CITY COUNCIL ACTIONS, FEBRUARY 24, 2026

*Attachments:* [Action Memo](#)

12. **ADJOURNMENT**

*Next Meeting: The next Planning Commission meeting will be held on Monday, April 6, 2026 at 7:00 p.m. in the City Hall Council Chamber, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274.*

