



Minutes
Rolling Hills Planning Commission
Thursday, July 24, 2025
Field Trip Meeting 7:30 a.m.
1 Hackamore Road

1. Call to Order

The Planning Commission of the City of Rolling Hills met at 1 Hackamore Road on the above date, and the meeting was called to order at 7:30 a.m. with Chair Chelf, presiding.

2. Roll Call

Commissioners Present:	Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	Reina Schaeztl, Willdan Contract Senior Planner Stephanie Grant, Assistant Planner Karina Bañales, City Manager Averie Anderson, Planning Clerk

3. Public Comment on Non-Agenda Items - None

4. Public Hearing Field Trips

4.A. Approve Affidavit of Posting for the Planning Commission Field Trip Meeting of July 24, 2025

Chair Chelf approved the Affidavit of Posting. Without objection, so ordered.

4.B. 1 Hackamore Road, Rolling Hills, CA 90274 (Lot 30-EF) Zoning Case No. 25-033: Site Plan Review for the construction of a new two-story barn, non-exempt grading, expansion of building pad, walls to exceed 3 feet height not to exceed maximum 5 feet height, and other improvements; conditional use permit for barn to exceed maximum 200 square feet; and variances to exceed 40% disturbance and for construction of walls over three feet in the setback (Mahler & Nuccio)

Public Present:	Perin Mahler (1 Hackamore Road) Melanie Nuccio (1 Hackamore Road) Ben Cauthen (Architect for 1 Hackamore Road) Leah Mirsch (4 Cinchring Road) Richard Meyer (53 Eastfield Drive)
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Presentation by Assistant Planner Grant.

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

At 7:36 a.m. the Commission moved to 1 Georgeff and reconvened at 7:52 a.m.

- 4.C. 1 Georgeff Road, Rolling Hills, CA 90274 (Lot 57-A-1-MS) Zoning Case No. 25-029: Site Plan Review for construction of a new single-family residence with basement, attached garage, five-foot-high retaining walls, non-exempt grading, and related improvements; conditional use permit to construct an accessory structure over 200 square feet; variances to exceed 40% disturbance and for construction of walls over three feet in the setback and finding the project categorically exempt from the California Environmental Quality act for location at (Yang)

Public Present: Elaine Lee (1 Buckboard Lane)
Paul Lee (1 Buckboard Lane)
Liz Calfas (9 Georgeff Road)
Shilpa Mehta (Architect - 707 Torrance Boulevard, Redondo Beach)
Joe Spierer (Architect - 707 Torrance Boulevard, Redondo Beach)
Dan Bolton (Engineer - 25834 Narbonne #210, Lomita)
Shilpa Mehta (707 Torrance Boulevard, Redondo Beach)
Leah Mirsch (4 Cinchring Road)
Frank Yang (1 Georgeff Road)

Presentation by Willdan Contract Senior Planner Schaetzel on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

5. ADJOURNMENT: 8:25 A.M.

The meeting was adjourned at 8:25 a.m. to the regular meeting of the Planning Commission scheduled to be held on Thursday, July 24, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair