



Minutes
Rolling Hills Planning Commission
Tuesday, July 24, 2025
Regular Meeting 6:30 p.m.

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
Commissioners Absent: None
Staff Present: Karina Bañales, City Manager
Reina Schaetzl, Willdan Contract Senior Planner
Stephanie Grant, Assistant Planner
Christian Horvath, Assistant to the City Manager / City Clerk
Andrew Fausto, City Attorney

3. Pledge of Allegiance – City Manager Bañales

4. Approve Order of The Agenda

Chair Chelf approved the Order of the Agenda. Without objection, so ordered.

5. Blue Folder Items (Supplemental)

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to receive and file Blue Folder Item 10A. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of July 24, 2025

7.B. Approve the Minutes for the June 17, 2025 Planning Commission Meetings

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to approve the Consent Calendar. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

8. Excluded Consent Calendar Items – None

9. Public Hearings on Items Continued from Previous Meetings – None

10. Public Hearings

- 10.A. 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) (Lot 30-EF)**

Presentation by Assistant Planner Grant

Public Comment: Melanie Nuccio

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to continue the public hearing to the next meeting. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

- 10.B. 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 1 Georgeff Road (Yang) (Lot 57-A-1-MS)**

Presentation by Willdan Contract Senior Planner Schaetzel

Public Comment: Joseph Spierer, Frank Yang, Dan Bolton

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to Adopt Resolution 2025-06 granting approval of Zoning Case No. 25-029. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

11. Discussion Items – None

12. Scheduled Field Trips

Assistant Planner Grant announced that 3 Outrider Road and 1 Hackamore Road were potential scheduled field trips.

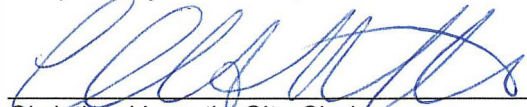
13. Items from The Planning Commission – None

14. Items from Staff – None

15. Adjournment: 7:09 p.m.

The meeting was adjourned at 7:09 p.m. to the Planning Commission meeting on Tuesday, August 19, 2025, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

