



Minutes
Rolling Hills Planning Commission
Tuesday, August 19, 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 in person at 1 Hackamore Road on the above date at 7:30 a.m. 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
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 August 19, 2025

4.B. Zoning Case No. 25-033: Site Plan Reviews for the construction of a new 19-foot stable, 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 stable to exceed maximum 200 square feet; and variances to exceed 40 percent disturbance and for construction in the front yard setback for the location at 1 Hackamore Road and finding the same exempt from the California Environmental Quality Act (Mahler & Nuccio) (Lot-30 EF).

Public Present: Jim Aichele (14 Crest Road West)
Ben Cauthen (Architect for 1 Hackamore Road)
Melanie Nuccio (1 Hackamore Road)
Perin Mahler (1 Hackamore Road)
Richard Meyer (53 Eastfield Drive)
Greg Noel (8 Hackamore Road)
Bert Balch (6 Hackamore Road)
David Brown (4 Hackamore Road)
Joan Brown (4 Hackamore Road)
Judith Haenel (31 Eastfield Drive)

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 8:00 a.m. the Commission moved to 3 Outrider Road and reconvened at 8:11 a.m.

4.C. Zoning Case No. 24-149: Site Plan Review for construction of a new garage with workshop, non-exempt grading and other improvements; Conditional Use Permit for a detached mixed-use accessory structure (garage with workshop) greater than 200 square feet, and a variance for site disturbance of more than 40% and finding the project categorically exempt from the California Environmental Quality Act for location at 3 Outrider Road (Hoyler & Adams) (Lot 29-A-EF)

Public Present: Dan Bolton (Engineer - 25834 Narbonne, Lomita)
Cameron Hoyler (3 Outrider Road)
Jim Aichele (14 Crest Road West)
Judith Haenel (31 Eastfield Drive)
Dara Adams (3 Outrider Road)
Kathryn Bishop (RHCA)

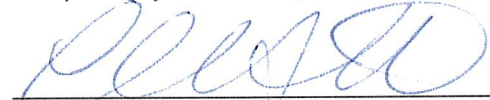
Presentation by Willdan Contract Senior Planner Schaetzel

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 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