

**REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 P.M.
TUESDAY, FEBRUARY 16, 2021
VIA TELECONFERENCE**

1. CALL MEETING TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chairman Chelf at 6:37 p.m. on Tuesday, February 16, 2021 via teleconference.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Kirkpatrick, and Chairman Chelf
Commissioners Absent:	None.
Others Present:	Meredith T. Elguira, Planning & Community Services Director Jane Abzug, Assistant City Attorney Stephanie Grant, Administrative Clerk Matt Seaburn, Planning Commissioner Bea Dieringer, Mayor Pro Tem Leah Mirsch, Councilmember Patrick Wilson, Councilmember Jeff Pieper, Mayor Elaine Jeng, City Manager

3. APPROVAL OF THE AGENDA

MOTION: Commissioner Cardenas moved that the Planning Commission approve the agenda as presented and Commissioner Cooley seconded the motion, which carried without objection and the motion was carried by voice vote.

AYES:	COMMISSIONERS: Cooley, Cardenas, Kirkpatrick, and Chairman Chelf.
NOES:	COMMISSIONERS: None.
ABSENT:	COMMISSIONERS: None.
ABSTAIN:	COMMISSIONERS: None.

RECOGNITION OF COMMISSIONER MATT SEABURN FOR HIS SERVICE TO THE CITY OF ROLLING HILLS.

The Planning Commission gave recognition to Commissioner Seaburn for his service and the City Manager, Elaine Jeng, presented him with a plaque. There were several City Councilmembers in attendance at this meeting that thanked him for his service.

4. PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA

NONE.

5. APPROVAL OF MINUTES

5A SPECIAL PLANNING COMMISSION MEETING MINUTES OF DECEMBER 22, 2020

MOTION: Commissioner Cardenas moved that the Planning Commission approve the December 22, 2020 Special Planning Commission Meeting minutes as presented and Commissioner Kirkpatrick seconded the motion.

AYES: COMMISSIONERS: Cooley, Cardenas, Kirkpatrick, and Chairman Chelf
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

6. RESOLUTIONS

NONE.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING.

7A ZONING CASE NO. 20-08: CONSIDER APPROVAL OF A MODIFICATION TO PREVIOUSLY APPROVED ZONING CASE NO. 918 REQUIRING SITE PLAN REVIEW FOR 1) INCREASE TO SIZE OF THE RESIDENCE BY 1,100 SQUARE FEET, 2) INCREASE TO THE AMOUNT OF GRADING BY 7,520 CUBIC YARDS, 3) ADDITION OF NEW 5 FOOT MAXIMUM WALLS; AND REQUIRING CONDITIONAL USE PERMIT FOR A NEW CABANA EXCEEDING 200 SQUARE FEET FOR REVISED PROJECT LOCATED AT 20 UPPER BLACKWATER CANYON ROAD (LOT 101-RH), ROLLING HILLS, CA 90274 (IANNITTI).

The Planning Commissioners questioned the lengths and heights of the proposed walls. The Planning Commission recommended that the applicant work with staff to mitigate the impact of the proposed walls.

MOTION: Commissioner Cardenas motioned that the Planning Commission continue the item to the next scheduled field trip and public hearing and Commissioner Kirkpatrick seconded the motion, which carried with no objection and was carried by voice vote.

AYES: COMMISSIONERS: Cooley, Cardenas, Kirkpatrick and Chairman Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

- 7B ZONING CASE NO 20-10: CONSIDER APPROVAL OF RESOLUTION NO. 2021-02 APPROVING VARIANCE REQUEST FOR 1) ENCROACHMENT INTO THE FRONT AND REAR YARD SETBACKS FOR THE PROPOSED 1,021 SQUARE FOOT RESIDENTIAL ADDITION, TWO-CAR GARAGE, SWIMMING POOL WITH SPA, AND PATIO DECK; 2) EXCEEDING TOTAL LOT COVERAGE; AND 3) EXEMPTION FROM THE STABLE AND CORRAL REQUIREMENTS; AND SITE PLAN REVIEW FOR 1) EXCEEDING THE 999 SQUARE-FOOT MAXIMUM ADDITION ALLOWED BY RIGHT AND 2) REMOVING AND REPLACING EXISTING 5 FOOT HIGH WALL WITH THE SAME HEIGHT WALL IN THE SAME LOCATION LOCATED AT 3 OPEN BRAND ROAD, ROLLING HILLS, CA (ROSA).**

There was one public comment from the applicant Mr. Michael Rosa. He addressed the wall located behind the garage by the service yard that extends along the driveway. Mr. Rosa assured that the wall would be screened from street view. According to Planning and Community Development Director Meredith Elguira, there were no other comments regarding the proposed project.

MOTION: Commissioner Cardenas moved that the Planning Commission approve Zoning Case No. 20-10 and Supplemental Resolution 2021-02 Commissioner Kirkpatrick seconded the motion, which carried with no objection and was carried by voice vote.

AYES: COMMISSIONERS: Cooley, Cardenas, Kirkpatrick and Chairman Chelf.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

8. NEW PUBLIC HEARINGS

NONE.

9. NEW BUSINESS

NONE.

10. OLD BUSINESS

NONE.

11. SCHEDULED FIELD TRIPS

- 11A 8 UPPER BLACKWATER CANYON ROAD.
11B 24 CINCHRING ROAD
11C 20 UPPER BLACKWATER CANYON ROAD

12. ITEMS FROM STAFF

12A 5TH CYCLE HOUSING ELEMENT UPDATE (ORAL).

Planning and Community Services Director Meredith Elguira provided an update on the 5th Cycle Housing Element. It was presented to the City Council at the last meeting. The Planning Commission recommended that the market rate units be removed from the proposal and has been removed. The final will be presented to City Council for approval and adoption on February 22, 2021.

12B SAFETY ELEMENT UPDATE (ORAL).

Staff presented the draft to the Fire Department, Police Department, Building & Safety, and Block Captains for review and feedback. The expected submittal date to CalOES/FEMA is the third quarter of the year for review and approval.

12C SENATE BILL 9 AND SENATE BILL 10 (ORAL).

Planning Director Elguira gave an overview of how SB9 usurps local authority's decision on local land use decisions and its intent to increase housing density.

12D PLANNING FILES RECORDS MANAGEMENT UPDATE (ORAL).

There are over 100 boxes of files that have been scanned and will be shredded. The public will now have online access to view Planning files. Architectural plans will not be accessible online because of copyright rules and thus, an authorization application is required for reproduction.

12E PLANNING APPLICATION ONLINE SUBMITTAL (ORAL).

Staff had a soft launch and tested the online Planning application submittal program. Applicants are able to file their applications online.

12F 6TH CYCLE HOUSING ELEMENT UPDATE (ORAL).

The City will be submitting the 5th Cycle Housing Element in a month or less. Staff will begin working on the 6th Cycle and will be presenting the RFP to the City Council next week. The deadline for the 6th Cycle is October 19, 2021.

13. ITEMS FROM PLANNING COMMISSION

According to Planning Director Elguira, plans can be recycled and submitted electronically.

14. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting.

Next regular meeting: Tuesday, March 16, 2021 at 6:30 p.m. via City's website's link at:

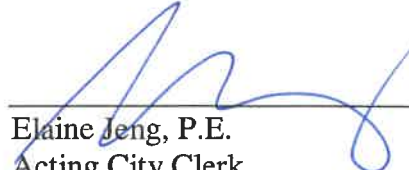
<https://www.rolling-hills.org/government/agenda/index.php>

Join Zoom Meeting via

<https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dFblhFZz09>

Meeting ID: 993 4388 2035 Passcode: 647943

Respectfully submitted,



Elaine Jeng, P.E.
Acting City Clerk

Approved,



Brad Chelf
Chairman

