

**REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 P.M.
TUESDAY, MARCH 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, March 16, 2021 via teleconference.

2. ROLL CALL

Commissioners Present:	Douglass, Cardenas, Cooley, Kirkpatrick, and Chairman Chelf
Commissioners Absent:	None
Staff Present:	Meredith T. Elguira, Planning & Community Services Director Jane Abzug, Assistant City Attorney Stephanie Grant, Administrative Clerk

3. APPROVAL OF THE AGENDA

MOTION: Commissioner Cardenas moved that the Planning Commission approve the agenda as presented and Commissioner Cooley seconded the motion; all were in favor, which carried without objection.

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

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

NONE.

5. APPROVAL OF MINUTES

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).**

Resident Sue Breiholz expressed her concerns about the fence and shrubs on the easement trail located on Pine Tree Lane. She also expressed her concerns regarding the dangerous corner at Portuguese Bend onto Upper Blackwater Canyon Road.

Architect Dave Palacios confirmed that the driveway apron will be widened, and therefore the existing wall on the corner Portuguese Bend and Upper Blackwater Canyon Road will be removed. He also confirmed the shrubs and fence on Pine Tree Lane will be removed.

Planner Grant stated that the applicant completed all of the changes to the walls recommended by Planning Commissioners. The applicant worked with staff to mitigate the impact of the proposed walls by reducing the wall heights and lengths.

MOTION: Commissioner Cardenas moved that the Planning Commission move to adopt the modification to previously approved Zoning Case No. 918 and added an amendment to have staff prepare the resolution for adoption to modify the previously approved Zoning Case No. 918 and Commissioner Cooley seconded the motion, which carried with no objection and was carried by voice vote.

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

8. NEW PUBLIC HEARINGS

- 8A ZONING CASE NO. 20-07: CONSIDER ADOPTING A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR A PROPOSED 435 SQUARE FOOT ADDITION EXCEEDING THE MAXIMUM 200 SQUARE FOOT ALLOWABLE STABLE SIZE AND A VARIANCE FOR ENCROACHMENT INTO THE FRONT YARD FOR THE PROPOSED ADDITIONS LOCATED AT 8 UPPER BLACKWATER CANYON ROAD, (84-1-RH), (HSIUNG).**

Mark Walters, the contractor representing the applicant, stated the issues regarding the proposed project involves the Fire Department access, use of the private road, private driveway, CalWater Fire Flow Test, and sprinkler system of the stable.

Resident Sue Brieholz provided a brief history about what she knew about the rights of the private road and use of the driveway located on Lower Blackwater Canyon Road.

There was a public comment from resident Vukan Ruzic, regarding the use of his private road located at Lower Blackwater Canyon. His main concerns were the additional traffic, trucks, and the damage to the private road.

The Planning Commission requested additional research and clarification regarding the easements, private road and driveway access, Fire Department access, and size of the corral.

MOTION: Chair Chelf moved that the Planning Commission continue Zoning Case No. 20-07 until the next meeting on April 20, 2021 and Commissioner Cardenas seconded the motion, which carried with no objection and was carried by voice vote.

AYES: COMMISSIONERS: Cooley, Douglass, Cardenas, and Chairman Chelf.

NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: None.

ABSTAIN: COMMISSIONERS: Kirkpatrick.

9. NEW BUSINESS

9A REPORT ON FINDINGS OF ACCESSORY DWELLING UNIT (ADU) SURVEY ADMINISTERED TO ROLLING HILLS RESIDENTS IN THE LAST QUARTER OF 2020.

Consultant Barry Miller provided a presentation on the findings of the Accessory Dwelling Unit (ADU) surveys.

10. OLD BUSINESS

NONE.

11. SCHEDULED FIELD TRIPS

11A 15 UPPER BLACKWATER CANYON ROAD.

11B 8 QUAIL RIDGE ROAD.

12. ITEMS FROM STAFF

12A ZONING CODE AMENDMENT REVISING THE 30-DAY APPEAL PERIOD.

Planning Director Elguira recommended the revising the appeal period for approved projects from 30 days to 10 days. This will be presented to the Planning Commission at a later meeting.

13. ITEMS FROM PLANNING COMMISSION

NONE.

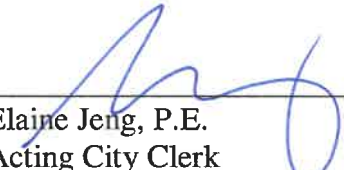
14. **ADJOURNMENT**

Chair Chelf welcomed Planning Commissioner Abby Douglas to her first meeting. Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting to April 20, 2021 at 6:30 p.m. via teleconference.

Next regular meeting: Tuesday, March 30, 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