

**FIELD TRIP  
OF THE PLANNING COMMISSION  
CITY OF ROLLING HILLS  
7:30 AM  
TUESDAY, APRIL 20, 2021**

**1. CALL MEETING TO ORDER**

A field trip meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 7:35 a.m. on Tuesday, April 20, 2021 at the first site located 15 Upper Blackwater Canyon Road.

**2. ROLL CALL**

Commissioners Present: Cardenas, Cooley, Douglass, Kirkpatrick, and Chair Chelf  
Commissioners Absent: None.  
Staff Present: Meredith Elguira, Planning and Community Services  
Director  
Stephanie Grant, Administrative Clerk

**3. APPROVAL OF THE AGENDA**

Approved as presented.

**4. SCHEDULED FIELD TRIPS**

1st Site at 7:30 AM: 15 UPPER BLACKWATER CANYON ROAD (SERMON).

**4A ZONING CASE NO. 21-04: REQUEST FOR: 1) CONDITIONAL USE PERMITS FOR A PROPOSED SPORTS COURT AND MIXED USE STRUCTURE; AND 2) REQUEST FOR VARIANCES FOR: ENCROACHMENT INTO THE REQUIRED SETBACKS FOR THE SPORTS COURT AND MIXED USE STRUCTURE AND PAD COVERAGE EXCEEDANCE.**

The Planning and Community Services Director Meredith Elguira presented the project. The applicant's representatives, Heather Docherty, Michael Maciocia, and Greg Keenan were present. The Planning Commission expressed their concerns in regards to converting the beautiful barn into a mixed use. The field trip continued around the site to view the structures and possibly find an alternative location to construct the proposed sports court. The Planning Commission discussed the coverage, setbacks, landscaping, access, mixed use, fire access, and fencing. Chair Chelf adjourned the item to the evening Planning Commission meeting via teleconference on April 20, 2021 at 6:30 p.m.

2nd Site: 8 QUAILRIDGE ROAD NORTH (MANQUEN) - CANCELLED

- 4B ZONING CASE NO. 21-03: REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ADDITION OF 1,065 SQUARE FEET TO AN EXISTING STABLE. A REQUEST FOR A SITE PLAN REVIEW FOR NEW RETAINING WALLS MAXIMUM 5 FEET HEIGHT ALONG THE PROPOSED STABLE AND NEW STAIRWAYS AND 200 CUBIC YARDS OF GRADING. A REQUEST FOR A VARIANCE TO ALLOW A RESIDENTIAL ADDITION TO ENCROACH INTO THE FRONT YARD SETBACK AND EASMENT.**

3rd Site: 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ)

- 4C ZONING CASE NO. 2021-01: REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE AND ADU; 2) VARIANCES FOR EXCEEDING LOT COVERAGE AND FOR ENCROACHING INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE; AND 3) SITE PLAN REVIEW FOR GRADING.**

The Planning and Community Services Director Meredith Elguira presented the project. There were several residents attending the field trip meeting. The Planning Commission expressed their concerns regarding the height of the proposed garage and ADU, floor height, grading, building pad coverage, set asides, orientation of the garage entrance, driveway, access, setbacks, view impacts, size of the garage, and the neighbors' concerns.

Resident Cheryl Marcz, 8 Chesterfield Road, stated her concerns about the constant construction and traffic on the private dirt road. She also expressed her concerns regarding the overdevelopment the lot. She also had several questions regarding the proposed garage and ADU.

Gordona Swanson, 2 Chesterfield, stated her concerns regarding the excessive construction traffic, height of the proposed building, ADU, overdevelopment, and the driveway.

Chair Chelf informed the residents, the State governs the laws for the ADU, and there is nothing the City can do at this time.

The applicant Mario Ramirez and the architect Domingo Ottolia were both present at the field trip meeting. The Planning Commission discussed their concerns with them, and recommended that they work with staff to revise the plans and address all of the concerns.

The Planning Commission decided to grant the applicant additional time, and the item was pulled from the evening April 20, 2021 Planning Commission Agenda. The item was adjourned until the next Planning Commission field trip meeting scheduled on May 18, 2021.

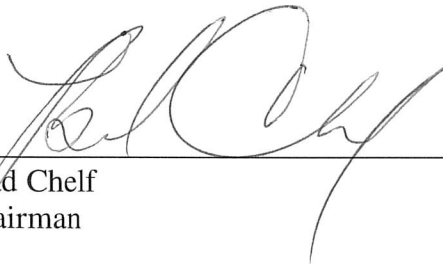
5. **ADJOURNMENT**

Hearing no further business before the meeting was adjourned at 8:29 a.m. The public hearing was continued to the evening of April 20, 2021 at 6:30 p.m. via teleconference.

Respectfully submitted,



Elaine Jeng, P.E.  
Acting City Clerk



Brad Chelf  
Chairman