

**FIELD TRIP
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
7:30 AM
TUESDAY, MAY 18, 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 7:31 a.m. on Tuesday, May 18, 2021 at 23 Chuckwagon Road.

2. ROLL CALL

Commissioners Present:	Douglass, Cooley, Cardenas, Kirkpatrick, and Chair Chelf
Commissioners Absent:	None.
Staff Present:	Meredith Elguira, Planning and Community Services Director Stephanie Grant, Code Enforcement Officer and Planner

3. APPROVAL OF THE AGENDA

Approved as presented.

4. SCHEDULED FIELD TRIPS

4A ZONING CASE NO. 2021-01: REQUEST FOR: 1) CONDITIONAL USE PERMIT FOR A PROPOSED DETACHED GARAGE AND ADU; 2) VARIANCES FOR: LOT AND PAD COVERAGE EXCEEDANCE, ENCROACHMENT INTO REQUIRED STABLE/CORRAL SETBACK FROM HABITABLE STRUCTURE AND GARAGE, DRIVEWAY SETBACK ENCROACHMENT, AND FOR GRADING EXPORT; AND 3) SITE PLAN REVIEW FOR GRADING. 23 CHUCKWAGON ROAD, ROLLING HILLS, CA (RAMIREZ)

The item was continued from the previous morning Field Trip Planning Commission meeting on April 20, 2021. The Planning Commissioners pulled the item from the April 20, 2021 evening agenda. The Planning Commission gave the applicant more time to address all of 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.

The field trip began onsite at 23 Chuckwagon Road. The Planning Commissioners, residents, applicant, and staff walked the proposed site. Planning and Community Services Director, Meredith Elguira presented the proposed project.

The applicant stated the plans have been revised to address the concerns of the Planning Commission and adjacent residents.

The field trip continued to the adjacent neighbors' home, Bill and Tannia Dilfer at 25 Chuckwagon Road. Neighbors expressed their concerns with the height of the proposed garage impacting their view. The Planning Commissioners and staff viewed the line of sight blockage from the Dilfer's backyard to the proposed garage and ADU.

The field trip continued to Martha Bernadett's home located at 10 Chesterfield Road. The Planning Commission and staff viewed the line of sight from her front yard to the rear of the proposed garage and ADU.

The item was continued to the regular evening Planning Commission meeting via teleconference on May 18, 2021 at 6:30 p.m.

5. ADJOURNMENT

Hearing no further business before the meeting was adjourned at 8:00 a.m. The public hearing was continued to the evening of May 18, 2021 at 6:30 p.m. via teleconference.

Respectfully submitted,

Janely Sandoval
City Clerk

Brad Chelf
Chairman