

**REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF ROLLING HILLS
6:30 P.M.
TUESDAY, August 17, 2021
VIA TELECONFERENCE**

1. CALL TO ORDER

A regular meeting of the Planning Commission of the City of Rolling Hills was called to order by Chair Chelf at 6:30 p.m. on Tuesday, August 17, 2021 via teleconference.

2. ROLL CALL

Present: Chair Chelf, Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass
Absent: None
Staff Present: Meredith T. Elguira, Planning and Community Services Director
Stephanie Grant, Code Enforcement Officer
Ryan Stager, City Attorney

3. APPROVAL OF THE AGENDA

MOTION: Commissioner Cardenas motioned for approval of the agenda and Commissioner Cooley seconded the motion.

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

None.

5. APPROVAL OF MINUTES

5A JUNE 15, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; JULY 20, 2021 FIELD TRIP PLANNING COMMISSION MEETING MINUTES; AND JULY 20, 2021 EVENING PLANNING COMMISSION MEETING MINUTES.

MOTION: Commissioner Cardenas motioned to approve the June 15, 2021 field trip, July 20, 2021 field trip, and July 20, 2021 evening Planning Commission Meeting Minutes and Commissioner Cooley seconded the motion.

AYES: COMMISSIONERS: Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass.

NOES: COMMISSIONERS: None.

ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: Chair Chelf.

6. RESOLUTIONS

None.

7. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

None.

8. NEW PUBLIC HEARINGS

8A ZONING CASE NO. 2021-03: 8 QUAIL RIDGE ROAD NORTH: REQUEST FOR 1) VARIANCE FOR THE ENCLOSURE OF AN EXISTING FRONT PORCH THAT PARTIALLY, 30 SQUARE FEET, ENCROACHES INTO THE FRONT SETBACK; 2) VARIANCE FOR THE ENCLOSURE OF AN EXISTING 40 SQUARE-FOOT COVERED PORCH TO ENCROACH INTO THE EASEMENT; 3) VARIANCE TO EXCEED THE MAXIMUM 30% BUILDING PAD COVERAGE BY 3.36%; 4) CONDITIONAL USE PERMIT FOR A 2,780 S.F. STABLE; 5) CONDITIONAL USE PERMIT FOR A TENNIS COURT; 6) SITE PLAN REVIEW FOR 1,070 C.Y. OF GRADING; AND 7) SITE PLAN REVIEW FOR WALLS TO EXCEED THE 3-FOOT MAXIMUM HEIGHT LOCATED AT 8 QUAIL RIDGE ROAD NORTH; ROLLING HILLS, CA 90274 (LOT 106-A-RH), (MANQUEN).

Project Civil Engineer Tavisha Ales stated that she believed there was no variance required for the building pad coverage, and believed that such is only a guideline.

Discussion ensued between the Commissioners, the Project Civil Engineer, and Tony Manquen as part of the public comment.

The Kim's representative, Steve Goldberg, had concerns regarding the proposal being relatively close to the Kim's property and the construction debris that might travel.

Planning and Community Services Director Elguira addressed the concerns presented by the Kim's representative Goldberg.

MOTION: Commissioner Cardenas motioned to adopt resolution 2021-13 as presented and Commissioner Cooley seconded the motion.

AYES: COMMISSIONERS: Chair Chelf, Vice Chair Kirkpatrick, Cardenas, Cooley, and Douglass

NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: None.
ABSTAIN: COMMISSIONERS: None.

9. NEW BUSINESS

9A REQUEST FOR TIME EXTENSION – 13 PORTUGUESE BEND ROAD (CARDENAS).

Commissioner Cardenas recused himself virtually at 7:40 pm.

Planning and Community Services Director Elguira presented the request.

MOTION: Commissioner Douglass motioned to approve Resolution 2021-12 and request for time extension and Commissioner Cooley seconded the motion.

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

9B REQUEST FOR TIME EXTENSION – 8 MIDDLE RIDGE LANE SOUTH (MCHUGH).

Planning and Community Services Director Elguira presented the request.

MOTION: Commissioner Cardenas motioned to approve Resolution 2021-11 and request for time extension and Commissioner Cooley seconded the motion.

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

10. OLD BUSINESS

None.

11. SCHEDULED FIELD TRIPS

1. 8 QUAIL RIDGE NORTH

Discussion ensued about date and time.

12. ITEMS FROM STAFF

September in person Planning Commission Evening Meeting.

Planning and Community Services Director Elguira presented the item regarding in-person meetings.

Discussion ensued amongst Commissioners and concluded that the September meeting will be held via teleconference until further notice.

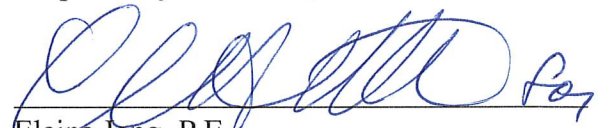
13. ITEMS FROM PLANNING COMMISSION

None.

14. ADJOURNMENT

Hearing no further business before the Planning Commission, Chair Chelf adjourned the meeting at 7:18 PM via teleconference. Next regular meeting: Tuesday, September 21, 2021 at 7:30 AM to be held at the project site; tentatively 8 Quailridge Road, Rolling Hills.

Respectfully submitted,


Elaine Jeng, P.E.
Acting City Clerk

Approved,


Brad Chelf
Chairman