



Minutes
Rolling Hills Planning Commission
Tuesday, June 21, 2022
Regular Meeting 6:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met via teleconference on the above date at 6:30 p.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director Melissa Flores, Administrative Clerk Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

John Signo, Planning & Community Services Director, led the Pledge.

4. APPROVE ORDER OF THE AGENDA

Chair Chelf approved the order of the agenda as is.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Commissioner Cooley, seconded by Commissioner Douglass, to approve. Motion carried unanimously with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES:	None
ABSENT:	None

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF JUNE, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361

Motion by Commissioner Douglass, seconded by Commissioner Cooley, to approve. Motion carried unanimously with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES:	None
ABSENT:	None

7.B. APPROVE THE FOLLOWING MINUTES: MAY 17, 2022, PLANNING COMMISSION SPECIAL FIELD TRIP MEETING; MAY 17, 2022, PLANNING COMMISSION REGULAR MEETING

Motion by Commissioner Cooley, seconded by Commissioner Douglass, to approve. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

9.A. ZONING CASE NO. 21-02: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT A NEW 5,215-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS; AND A VARIANCE TO CONSTRUCT A FIVE-FOOT-HIGH RETAINING WALL IN THE SETBACK AREA AND CONDUCT NON-EXEMPT GRADING ON A PROPERTY LOCATED AT 11 FLYING MANE ROAD (LOT 53-SF), ROLLING HILLS, CA (NEVENKA LLC)

Chair Chelf and Vice Chair Kirkpatrick recused themselves due to proximity to the property and turned the case over to Commissioner Cardenas to preside.

Presentation by John Signo, Planning & Community Services Director, outlining modifications to the original submittal.

Motion by Commissioner Cooley, seconded by Commissioner Douglass, to adopt Resolution No. 2022-07 approving the project as presented. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass
NOES: None
ABSENT: None

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 22-44: REQUEST FOR APPROVAL OF A SECOND MAJOR MODIFICATION TO A SITE PLAN REVIEW TO RELOCATE THE DRIVEWAY APRON, CONSTRUCT MAXIMUM FIVE-FOOT-HIGH RETAINING WALLS, AND FOR NON-EXEMPT GRADING; CONDITIONAL USE PERMIT TO CONSTRUCT A 750-SQUARE-FOOT STABLE AND CORRAL; AND VARIANCE REQUESTS TO EXCEED THE MAXIMUM PERMITTED DISTURBANCE, CONSTRUCT A STABLE AND CORRAL IN THE FRONT YARD, CONSTRUCT IN THE FRONT SETBACK AREA, AND FOR RETAINING WALLS THAT EXCEED A HEIGHT OF 3 FEET UP TO A MAXIMUM OF 5 FEET IN THE FRONT YARD SETBACK FOR A PROPERTY LOCATED AT 8 MIDDLE RIDGE LANE SOUTH (LOT 254-UR), ROLLING HILLS, CA 90274 (CIMMARUSTI)

Chair Chelf resumed presiding.

Presentation by John Signo, Planning & Community Services Director.

Motion by Commissioner Cardenas, seconded by Commissioner Cooley, to adopt Resolution No. 2022-08 with the addition of the Traffic Commission requirements.

Planning & Community Services Director Signo drafted a condition and read it into the record: "The recommendations provided by the City Traffic Engineer dated May 20, 2022, shall be incorporated into the project and included in the landscape plan prior to issuance of a building permit."

Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

10.B. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 17.28 OF THE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

Presentation by John Signo, Planning & Community Services Director.

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick, to adopt Resolution No. 2022-09. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

10.C. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE MUNICIPAL CODE TO ENSURE CONSISTENCY WITH STATE LAW REGARDING EMPLOYEE, SUPPORTIVE, AND TRANSITIONAL HOUSING AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

Presentation by John Signo, Planning & Community Services Director.

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick, to adopt Resolution No. 2022-10. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

10.D. RECOMMENDATION TO ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 17.19.030 OF THE ROLLING HILLS MUNICIPAL CODE RELATING TO FAMILY DAY CARE HOMES

Presentation by John Signo, Planning & Community Services Director.

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick, to adopt Resolution No. 2022-11. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

**10.E. RESOLUTION RECOMMENDING THAT THE CUTY COUNCIL APPROVE AN ORDINANCE
ADDING CHAPTER 17.62 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING DENSITY
BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES REQUIRED BY STATE LAW
AND FINDING THE ACTION TO BE EXEMPT FROM CEQA**

Presentation by John Signo, Planning & Community Services Director.

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick, to adopt Resolution No. 2022-12. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

Planning & Community Services Director Signo introduced the new Assistant City Attorney, Ryan Stager.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:24 P.M.

The meeting was adjourned at 7:24 p.m. to a regular meeting of the Planning Commission scheduled to be held on Tuesday, July 19, 2022 beginning at 6:30 p.m. via tele-conference.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Chelf, Chair