



Minutes
Rolling Hills Planning Commission
Tuesday, February 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 with Chair Chelf presiding. Chair Chelf called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent: None
Staff Present: John Signo, Planning & Community Services Director
Stephanie Grant, Assistant Planner
Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

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

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) - NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 21, 2023

7.B. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF FEBRUARY, 2023 PURSUANT TO THE REQUIREMENTS OF AB 361

7.C. APPROVE THE MINUTES FOR THE DECEMBER 20, 2022, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick, to approve Items 7A, 7B, and 7C. 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 – NONE

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 23-003: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND CONDITIONAL USE PERMIT FOR A PROPOSED 960-SQUARE-FOOT STABLE WITH 480-SQUARE-FOOT COVERED PORCH TO EXCEED THE ALLOWABLE 200-SQUARE-FOOT MAXIMUM LOCATED AT 74 PORTUGUESE BEND ROAD, (LOT 37-FT) (WILSON), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Assistant Planner Grant.

Chair Chelf opened the public hearing for comments.

Dan Bolton introduced himself as the representative for the property owner.

Chair Chelf asked if there were any other speakers. Hearing none, he closed the public hearing.

Commissioners spoke in support of the project.

Motion by Commissioner Cardenas, seconded by Commissioner Douglass, to approve the project as presented. Motion carried unanimously with the following roll call vote:

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

Commissioner Cardenas recused himself from Item 10.B, Zoning Case No. 22-81, due to proximity to the project site, but participated as a resident.

10.B. ZONING CASE NO. 22-81: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR A 912-SQUARE-FOOT SWIMMING POOL/SPA, APPURTENANT STRUCTURES, HARDSCAPE, LANDSCAPE, AND NON-EXEMPT GRADING; CONDITIONAL USE PERMITS FOR THE CONSTRUCTION OF A 714-SQUARE-FOOT MIXED-USE DETACHED GARAGE AND CHICKEN COOP, 3,348-SQUARE-FOOT EQUESTRIAN RIDING ARENA, RELOCATION OF AN EXISTING DRIVEWAY APRON, RECONSTRUCTED STABLE ON THE SAME FOOTPRINT; AND VARIANCES FOR STRUCTURES TO ENCROACH INTO THE REQUIRED SETBACKS, TO EXCEED THE MAXIMUM 35% LOT COVERAGE, AND TO EXCEED THE 20% FRONT YARD COVERAGE FOR THE DRIVEWAY, LOCATED AT 9 PORTUGUESE BEND ROAD, (LOT 74-RH) (WILLIS), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Director Signo.

Chair Chelf opened the public hearing for comments.

Public comments: Greg Willis (property owner), Russ Barto (architect), Sean Cardenas

Discussion provided by Chair Chelf, Commissioner Cooley, Commissioner Douglass, and Vice Chair Kirkpatrick.

Assistant City Attorney Ryan Stager provided legal guidance with a recommendation based on the Commission's discussion to continue the hearing with direction to staff to bring back a resolution of approval.

Motion by Chair Chelf, seconded by Commissioner Douglass, to direct staff to prepare a resolution of approval with modifications to: remove the chicken coop; change the use of the barn loft to allow windows; change the plate height of the loft to seven feet in compliance with Code; move the driveway two feet from the fence line; reduce the size [width] of the driveway to 24 feet; prepare a landscape plan that shows landscaping between the driveway and fence; and continue the public hearing to the March 21st Planning Commission meeting.

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Assistant Planner Grant indicated there is a field trip needed for 69 Portuguese Bend Road.

14. ITEMS FROM STAFF

Director Signo indicated the State is discussing AB 361 and the future of remote public meetings and a decision should be made soon. The City Attorney's office is monitoring the issue and can report back once more information is known.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

Vice Chair Kirkpatrick asked the Assistant City Attorney about lawsuits regarding the State's housing law.

Assistant City Attorney Stager indicated there is nothing new, but he can take a look and report back if needed.

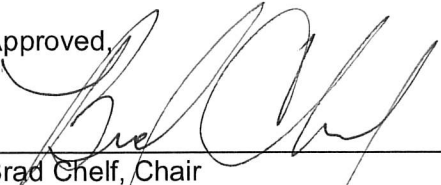
16. ADJOURNMENT: 7:34 P.M.

The meeting was adjourned at 7:34 p.m. to a Planning Commission field trip on Tuesday, March 21, 2023, beginning at 7:30 a.m. at 69 Portuguese Bend Road.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Chelf, Chair