



Minutes
Rolling Hills Planning Commission
Tuesday, February 21, 2023
Field Trip Meeting 7:30 a.m.
74 Portuguese Bend Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 74 Portuguese Bend Road on the above date and the meeting was called to order at 7:32 a.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 Stephanie Grant, Assistant Planner
Public Present:	Chloe Bell-Wilson, Leah Mirsch

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF FEBRUARY 21, 2023

Motion by Chair Chelf, seconded by Vice Chair Kirkpatrick to approve as is. Motion carried unanimously with the following voice vote:

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

4.B. 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 Stephanie Grant, Assistant Planner.

Public Comment: None

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to approve as is and consider a resolution of approval at the evening meeting. Motion carried unanimously with the following roll call vote:

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

The meeting was moved to **9 Portuguese Bend Road** where the meeting resumed starting at 7:50 a.m.

Public Present: Kelsey Fair, Leah Mirsch, Russ Barto, Melissa Willis, Greg Willis, John Gebhard

Commissioner Cardenas recused himself as a commissioner for Item 4.C due to proximity to the project site, but participated as a member of the public. He indicated he needed to leave early due to prior obligations.

4.C. 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 John Signo, Director.

Presentation by Stephanie Grant, Assistant Planner.

Public Comment: Greg Willis, Russ Barto, John Gebhard

Commissioners and the public walked the property to see the various structures being proposed. The Commission discussed the project and provided comments, but no motion was made.

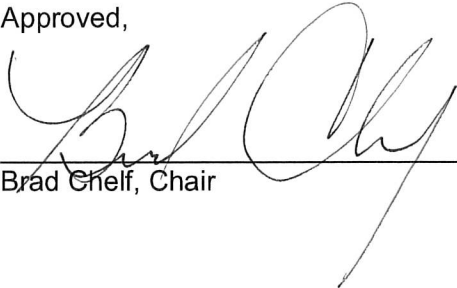
5. ADJOURNMENT: 8:17 A.M.

The meeting was adjourned at 8:17 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, February 21, 2023 beginning at 6:30 p.m. via tele-conference.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Ghelf, Chair