



Minutes
Rolling Hills Planning Commission
Tuesday, March 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 6:32 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

Chair Chelf approved the order of the agenda and there were no objections.

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 MARCH 21, 2023

7.B. CONTINUATION OF REMOTE PLANNING COMMISSION MEETINGS DURING THE MONTH OF MARCH 2023, PURSUANT TO THE REQUIREMENTS OF AB 361

7.C. APPROVE THE MINUTES FOR THE FEBRUARY 21, 2023, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Douglass, 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

- 9.A. ZONING CASE NO. 22-81: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR 1) A 912-SQUARE-FOOT SWIMMING POOL/SPA, 2) DETACHED GARAGE, 3) APPURTENANT STRUCTURES, HARDSCAPE, LANDSCAPE, AND 4) NON-EXEMPT GRADING; CONDITIONAL USE PERMITS FOR 1) AN EQUESTRIAN RIDING ARENA, 2) RELOCATION OF AN EXISTING DRIVEWAY APRON, 3) 1,334-SQUARE-FOOT RECONSTRUCTED STABLE ON THE SAME FOOTPRINT; AND VARIANCES FOR 1) STRUCTURES TO ENCROACH INTO THE REQUIRED SETBACKS AND FRONT YARD, AND 2) TO EXCEED THE 20% FRONT YARD COVERAGE FOR THE DRIVEWAY, IN ZONING CASE NO. 22-81 LOCATED AT 9 PORTUGUESE BEND ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 74-RH) (WILLIS)**

Commissioner Cardenas recused himself from this item due to proximity but participated as a resident.

Presentation by Assistant Planner Grant.

Chair Chelf opened the public hearing for comments and hearing none, closed the public hearing.

Motion by Commissioner Cooley, seconded by Vice Chair Kirkpatrick, to approve the project as presented. Motion carried unanimously with the following roll call vote:

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

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE NO. 22-51: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW TO CONSTRUCT A NEW 7,290-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, FIVE-FOOT-HIGH RETAINING WALLS, NON-EXEMPT GRADING, AND RELATED IMPROVEMENTS; VARIANCE TO CONSTRUCT A SWIMMING POOL AND SPA IN THE FRONT YARD ON A PROPERTY LOCATED AT 4 POPPY TRAIL, ROLLING HILLS, CA 90274 (LOT 17-A-PT) (ARVIDSON), 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: Criss Gunderson, Dan Bolton, John Lacey

Chair Chelf commented on the amount of grading and suggested to the applicant solutions to reduce grading.

Commissioner Cardenas indicated he was amenable to encroachment if grading is reduced. He suggested looking at the upper pad and opportunities to reduce grading.

Vice Chair Kirkpatrick indicated it is a lot of dirt and it is worthwhile to consider reducing grading. He commended the owner for having the "right team."

Commissioner Cooley indicated it is a lot of grading but house is tucked into the hillside.

Commissioner Douglass agreed with the sentiments of the other Commissioners.

Motion by Vice Chair Kirkpatrick, seconded by Commissioner Cardenas, to continue the item to the April 18, 2023 Planning Commission meeting to let the applicant work on addressing the Commission's concerns. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, 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 17 Crest Road East.

14. ITEMS FROM STAFF

Director Signo announced the Planning Commissioners Academy happening from March 29-31, 2023, at the Hyatt Regency in Orange County and the South Bay Cities Council of Governments' 23rd Annual General Assembly occurring on March 23, 2023, at the Community Center in Carson. He invited any Commissioner to contact him directly if interested. He also stated the General Plan Annual Progress Report (APR) had been filed and the Housing Element APR will be reviewed by City Council on March 27, 2023, and filed shortly afterwards.

Assistant City Attorney Stager provided an update on lawsuits involving the State and other cities regarding SB 9 and housing.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:35 P.M.

The meeting was adjourned at 7:35 p.m. to a Planning Commission field trip on Tuesday, April 18, 2023, beginning at 7:30 a.m. at 17 Crest Road East.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

