



Minutes
Rolling Hills Planning Commission
Tuesday, January 16, 2024
Regular Meeting 6:30 p.m.

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Vice Chair Kirkpatrick
Commissioners Absent: Douglass, Chair Chelf
Staff Present: John Signo, Planning & Community Services Director
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Stephanie Grant, Assistant Planner
John Natalizio, Assistant City Attorney
Karina Bañales, City Manager

3. PLEDGE OF ALLEGIANCE

Director Signo led the Pledge of Allegiance.

4. APPROVE ORDER OF THE AGENDA

Vice Chair Kirkpatrick approved the order of the agenda. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Motion by Commissioner Cooley, seconded by Commissioner Cardenas to receive and file Blue Folder Item for 10B. Motion carried unanimously with the following vote:

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 16, 2024

7.B. APPROVE THE MINUTES FOR THE DECEMBER 19, 2023, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to approve the consent calendar. Motion carried unanimously with the following vote:

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

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. 22-91: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR A 264-SQUARE-FOOT COVERED PATIO AND OUTDOOR KITCHEN, CONDITIONAL USE PERMIT FOR THE USE OF SUCH STRUCTURE, AND A VARIANCE REQUEST TO CONSTRUCT IN THE FRONT YARD AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA LOCATED AT 1 CHESTNUT LANE (ICARUS LP, MITTAL)(LOT 239-A-6-MS), ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Planning & Community Services Director John Signo

Public Comment: Alfred Visco

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to Adopt Resolution No. 2024-01 approving Zoning Case No. 22-91 as presented. Motion carried unanimously with the following vote:

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

10.B. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, CONSTRUCT A NEW 4,870-SQUARE-FOOT RESIDENCE WITH AN ATTACHED GARAGE, CONDUCT NON-EXEMPT GRADING, EXPAND THE RESIDENTIAL BUILDING PAD, CREATE A NEW STABLE BUILDING PAD, CONSTRUCT A 1,010-SQUARE-FOOT SWIMMING POOL, BUILD RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,585-SQUARE-FOOT STABLE AND RELOCATION OF AN EXISTING DRIVEWAY AND APRON; AND VARIANCES TO EXCEED THE 40% DISTURBANCE AND 35% LOT COVERAGE REQUIREMENTS ON A PROPERTY LOCATED AT 4 SPUR LANE (LOT 11-B-CH), ROLLING HILLS, CA (LUKIC)

Presentation by Assistant Planner Stephanie Grant

Public Comment: Luis de Moraes, Dan Bolton, Paul Rajewski, Jen Lukic, Alfred Visco, Tao H.

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to continue the item to the next meeting. Motion carried unanimously with the following vote:

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

10.C. ZONING CASE NO. 23-070: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW 12,080-SQUARE-FOOT RESIDENCE WITH A 7,610-SQUARE-

FOOT BASEMENT, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), DRIVEWAY WITH PORTIONS THAT EXCEED A WIDTH OF 20 FEET, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR CONSTRUCTION OF A 1,940-SQUARE-FOOT STABLE, 2,000-SQUARE-FOOT CORRAL, AND A 540-SQUARE-FOOT GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS IN THE FRONT YARD, ALLOW A PORTION OF THE CORRAL TO ENCROACH INTO THE FRONT YARD SETBACK, CONSTRUCT RETAINING WALLS EXCEEDING THE MAXIMUM AVERAGE HEIGHT OF TWO-AND-ONE-HALF FEET, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, ROLLING HILLS, CA 90274 (LOT 132A-MS)(OGASAWARA)

Presentation by Planning & Community Services Director John Signo

Public Comment: Frank Escher, Kevin Poffenbarger, Dan Bolton, David Godshall, Yuki Ogasawara, Charlie Raine, John Mackenbach, Leah Mirsch

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to continue the public hearing and request the applicant make the thoughtful changes as discussed. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Planning & Community Services Director Signo reported that there would be a re-noticing and repeat of field trips regarding some items from today's meeting.

14. ITEMS FROM STAFF

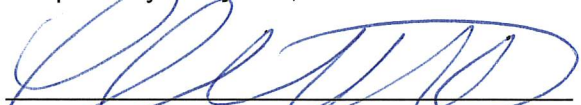
Planning & Community Services Director Signo thanks Assistant City Attorney John Natalizio for attending in place of Assistant City Attorney Shapses.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 9:00 P.M.

The meeting was adjourned at 9:00 p.m. to the Planning Commission meeting on Tuesday, February 20, 2024, beginning at 6:30 p.m. in the City Council Chambers at City Hall.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair