



Minutes
Rolling Hills Planning Commission
Tuesday, January 16, 2024
Field Trip Meeting 7:30 a.m.
1 Chestnut Lane

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 1 Chestnut Lane on the above date and the meeting was called to order at 7:32 a.m. Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present:	Cooley, Vice Chair Kirkpatrick
Commissioners Absent:	Cardenas, Douglass, Chair Chelf
Staff Present:	John F. Signo, AICP, Director of Planning & Community Services Stephanie Grant, Assistant Planner
Public Present:	Alarica Nguyen, 1 Chestnut Lane (property owner) James Aichele, 14 Crest Road West

The meeting commenced without a quorum. No action was taken by the Planning Commission on any item.

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 JANUARY 16, 2024

4.B. 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

Public Present:	Alarica Nguyen, 1 Chestnut Lane (property owner) James Aichele, 14 Crest Road West
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Presentation by Director Signo on the proposed modification.

Commissioners and the public walked the site. No decision was made by the Commission.

The Commission moved to 4 Spur Lane and reconvened at 7:42 a.m.

4.C. 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)

Public Present:

Jen Lukic, 4 Spur Lane (owner)
Luis de Moraes (applicant and architect)
Paul Rajewski (project team)
Genovo Furtz (project team)
James Aichele, 14 Crest Road West
Melissa McNabb, 11 Quail Ridge Road South
Don Crocker, 14 Cinchring Road
Lon Clearwaters, 4 Cinchring Road
Leah Mirsch, 4 Cinchring Road

Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission.

The Commission moved to 23 Crest Road East and reconvened at 8:27 a.m.

4.D. 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)

Public Present:

Yuki Ogasawara, 23 Crest Road East (owner)
Frank Escher (applicant and architect)
David Ramis (project architect)
Dan Bolton (project engineer)
David Godshall (project landscape architect)
Peter Rawlinson (project team)
Kevin Poffenbarger (water engineer)
Yuan Chang, 17 Crest Road East
Charlie Raine, 2-4 Pinto Road
Brenda Okuma, 2 Buckboard Lane
Diana Howard, 85 Eastfield Drive
Colt Terry, 72 Saddleback Road
Yueting Zhu, 17 Crest Road East
Heidi Mackenbach, 56 Portuguese Bend Road
John Mackenbach, 56 Portuguese Bend Road
James Aichele, 14 Crest Road West
Lon Clearwaters, 4 Cinchring Road
Leah Mirsch, 4 Cinchring Road

Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission.

5. ADJOURNMENT: 9:22 A.M.

The meeting was adjourned at 9:22 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, January 16, 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

