



Minutes
Rolling Hills Planning Commission
Tuesday, March 19, 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, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	Cooley
Staff Present:	John F. Signo, AICP, Director of Planning & Community Services
	Stephanie Grant, Assistant Planner
	Scott Shapses, Assistant City Attorney
	Karina Bañales, City Manager
	Abbie Sedillos, Administrative Clerk/Bookkeeper

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. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Director Signo indicated there were items for Item 9.A and 10.A.

Voice vote taken to receive items.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Alfred Visco of 15 Cinchring Road discussed his concerns about the risks that firepits and outdoor open fires pose to start wildfires.

Chair Chelf directed staff to include the issue of firepits on a future agenda.

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 19, 2024

7.B. APPROVE THE MINUTES FOR THE JANUARY 16, 2024, PLANNING COMMISSION MEETINGS

- 7.C. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 21-29 FOR A CONDITIONAL USE PERMIT AND A VARIANCE TO ALLOW A NEW STABLE AND EXISTING CORRAL TO BE LOCATED WITHIN THE REAR AND SIDE YARD SETBACKS AND EXCEED THE LOT COVERAGE LOCATED AT 29 CREST ROAD WEST, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 174- C-2-MS) (PERRIN)**

Motion to approve all items on the consent calendar by Commissioner Cardenas, seconded by Commissioner Douglass. Motion carried unanimously with the following vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

- 9.A. ZONING CASE NO. 23-100: SITE PLAN REVIEW TO DEMOLISH AN EXISTING RESIDENCE, EXPAND THE RESIDENTIAL BUILDING PAD, CONSTRUCT A NEW RESIDENCE, ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS EXCEEDING A HEIGHT OF 3 FEET (UP TO A MAXIMUM HEIGHT OF 5 FEET), NON-EXEMPT GRADING, AND OTHER IMPROVEMENTS; AND VARIANCE TO EXCEED THE 40% DISTURBANCE FOR A PROPERTY LOCATED AT 4 SPUR LANE, ROLLING HILLS, CA, 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 11-B-CH) (LUKIC)**

Presentation by Assistant Planner Grant.

Public Comment: Luis De Moraes, Dan Bolton, Chip Houske, Alfred Visco, Jen Lukic

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to adopt Resolution No. 2024-03 and approve Zoning Case No. 23-100 with the following amendment to add a condition: The applicant shall lower the elevation of the building pad, finished floor, and roof ridges by 18 inches, and submit revised development plans to the City Planning Department for review and approval in accordance with this condition prior to submittal to building plan check. Motion carried unanimously with the following vote:

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

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 23-150: SITE PLAN REVIEW TO CONSTRUCT ADDITIONS TO AN EXISTING RESIDENCE AND STABLE GREATER THAN 999 SQUARE FEET, NEW BASEMENT, SWIMMING POOL, OUTDOOR KITCHEN, RETAINING WALLS, COVERED DECKS/PORCHES, GRADING, HARDSCAPE, LANDSCAPE, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A STABLE GREATER THAN 200 SQUARE FEET WITH LOFT, CORRAL, AND A RECREATIONAL GAME COURT; AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS FOR A PROPERTY LOCATED AT 2 POSSUM RIDGE ROAD, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 123-RH) (WHITCOMBE)

Presentation by Director John Signo.

Public Comment: Megan Campbell, Doug Whitcombe, Dan Bolton, Amanda Huh

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to continue Zoning Case No. 23-150 to the next Planning Commission meeting on April 16, 2024. Motion carried unanimously with the following vote:

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

10.B. ZONING CASE NO. 23-137: SITE PLAN REVIEW TO CONSTRUCT AN ADDITION TO AN EXISTING RESIDENCE GREATER THAN 999 SQUARE FEET, ATTACHED COVERED PORCHES, OUTDOOR KITCHEN, AND OTHER IMPROVEMENTS; AND VARIANCE REQUESTS TO CONSTRUCT IN THE FRONT YARD SETBACK AND WAIVE THE REQUIREMENT FOR A STABLE AND CORRAL SET ASIDE AREA, FOR A PROPERTY LOCATED AT 29 EASTFIELD DRIVE, ROLLING HILLS, CA, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 45-EF) (AQUINO)

Presentation by Assistant Planner Grant.

Public Comment: Brett Buchmann, Judith Haenel, Jaynee Barile

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to Adopt Resolution No. 2024-04 approving Zoning Case No. 23-137 as written, with the addition that the retaining walls are not to exceed a height of 3 feet. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Chair Chelf scheduled a field trip to 23 Crest Road East to occur on April 16, 2024, at 7:30 a.m. followed by 2 Possum Ridge Road if ready.

14. ITEMS FROM STAFF – NONE

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 8:56 P.M.

The meeting was adjourned at 8:56 p.m. to the Planning Commission field trip meeting on Tuesday, April 16, 2024, beginning at 7:30 a.m. at 23 Crest Road East.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair