



1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met in person in the Council Chambers at City Hall at 2 Portuguese Bend Road on the above date at 6:30 p.m. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Cardenas, Cooley, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent: Douglass
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) - 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 APRIL 16, 2024

7.B. APPROVE THE MINUTES FOR THE MARCH 19, 2024, PLANNING COMMISSION MEETINGS

Motion to approve Items 7.A and 7.B as presented by Commissioner Cardenas, seconded by Commissioner Cooley. Motion carried unanimously with the following vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

- 9.A. ZONING CASE NO. 23-150: 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 Planning Director John Signo

Public Comment: Megan Campbell, Dan Bolton

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to adopt Resolution No. 2024-05 with the additional amendments to add Conditions AO and AP as read into the record. The amendments are as follows: Add Condition AO, which states that prior to plan check submittal, the applicant shall demolish a portion of the main residence or a portion of the stable in order to create a separation of 35 feet between each structure, and Condition AP, which states that there shall be no parking of vehicles used for construction on Possum Ridge Road. Motion carried unanimously with the following vote:

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

- 9.B. ZONING CASE NO. 23-070: SITE PLAN REVIEW TO DEVELOP A VACANT LOT INCLUDING NON-EXEMPT GRADING AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH 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 STABLE, CORRAL, DETACHED TRELLIS, AND GUEST HOUSE; AND VARIANCES TO ALLOW THE STABLE, CORRAL, SWIMMING POOL, AND RETAINING WALLS TO ENCROACH INTO 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 A BASEMENT WITH A PORTION EXTENDING BEYOND THE BUILDING WALLS OF THE RESIDENCE, CONSTRUCT DECKS/PATIOS MORE THAN ONE FOOT ABOVE GRADE, AND ALLOW GRADING EXPORT FOR A PROPERTY LOCATED AT 23 CREST ROAD EAST, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 132A-MS) (OGASAWARA)**

Presentation by Assistant Planner Stephanie Grant

Public Comment: Frank Escher, Dan Bolton, Yuki Ogasawara

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to continue Zoning Case No. 23-070 until the next field trip on May 21, 2024. Motion carried unanimously with the following vote:

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

ABSENT: Douglass
ABSTAIN: None

10. NEW PUBLIC HEARINGS

10.A. ZONING CASE NO. 23-056: SITE PLAN REVIEW FOR GRADING AND VARIANCE TO RETAIN GRADING IMPORT FOR A PROPERTY LOCATED AT 29 MIDDLE RIDGE LANE SOUTH, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 239-A-6-MS) (JOHNSON)

Presentation by Director John Signo.

Public Comment: Ken Johnson

Motion by Commissioner Cardenas, seconded by Commissioner Cooley to adopt Resolution 2024-07, with the condition that minor adjustments to the project regarding grading or soil retention may be approved by staff. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Chair Chelf tentatively scheduled a field trip to occur on May 21, 2024, at 7:30 a.m. at 2 Possum Ridge Road followed by 23 Crest Road East if ready.

14. ITEMS FROM STAFF – NONE

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 9:02 P.M.

The meeting was adjourned at 9:02 p.m. to the Planning Commission field trip meeting on Tuesday, May 21, 2024, beginning at 7:30 a.m. at 2 Possum Ridge Road followed by 23 Crest Road East if ready.

Respectfully submitted,

Christian Horvath, City Clerk

Approved,

Brad Chelf, Chair