



Minutes
Rolling Hills Planning Commission
Tuesday, June 18, 2024
Regular Meeting 6:30 p.m.

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. Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present: Cooley, Douglass, Vice Chair Kirkpatrick
Commissioners Absent: Cardenas, Chair Chelf
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

Vice Chair Kirkpatrick 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 JUNE 18, 2024

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

7.C. ZONING CASE NO. 22-20: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING A TWO YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED ZONING CASE NO. 22-20 FOR A SITE PLAN REVIEW FOR CONSTRUCTION OF A 1,583-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING RESIDENCE, MAXIMUM FIVE-FOOT-HIGH RETAINING WALL, POOL/SPA IN EXCESS OF 800 SQUARE FEET, GRADING, AND OTHER IMPROVEMENTS; AND VARIANCES TO CONSTRUCT IN THE FRONT YARD SETBACK AND FOR A FIVE-FOOT-HIGH RETAINING WALL TO BE CONSTRUCTED IN THE FRONT AND SIDE SETBACK AREA FOR A PROPERTY LOCATED AT 16 SOUTHFIELD DRIVE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 33-SF) (BURGOYNE)

Motion to approve items 7.A and 7.B, as presented by Vice Chair Kirkpatrick, seconded by Commissioner Douglass. Item 7.C was not voted on and would be continued to the next meeting. Motion carried unanimously with the following vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

- 9.A. 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 Planning Director Signo.

Public Comment: Frank Escher, David Ramis, Ravi GuneWardena, Dan Bolton, Charlie Raine, Leah Mirsch

Motion by Vice Chair Kirkpatrick, seconded by Commissioner Cooley, to adopt Resolution No. 2024-06 with amendments to address stormwater overflow, the height of the mound and what could be planted on it, and the orientation of the passageway from the basement. Motion carried unanimously with the following vote:

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

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE 24-018: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS AT 1-4 STORM HILL LANE, AND DETERMINING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 7570-024-019, 7570-024-020, 7570-024-021, AND 7570-024-024) (STORM PROPERTIES, INC.)**

Presentation by Director Signo

Public Comment: Jay Ahluwalia

Motion by Commissioner Douglass, seconded by Commissioner Cooley to adopt Resolution No. 2024-08 as written. Motion carried unanimously with the following vote:

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

10.B. ZONING CASE NO. 24-016: SITE PLAN REVIEW TO CONSTRUCT A NEW STABLE, NON-EXEMPT GRADING, RETAINING WALLS TO EXCEED 3 FEET (MAXIMUM 5 FEET HEIGHT), AND RELATED IMPROVEMENTS; CONDITIONAL USE PERMIT TO CONVERT AN EXISTING RECREATIONAL SPORTS COURT INTO AN EQUESTRIAN RIDING ARENA, AND FOR STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION OF A STABLE IN THE FRONT YARD, CORRAL IN THE FRONT AND SIDE YARD SETBACKS, IMPORT OF DIRT, AND TO EXCEED THE MAXIMUM 40% DISTURBED AREA FOR A PROPERTY LOCATED AT 1 MORGAN LANE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 170-1-MS) (HU)

Presentation by Assistant Planner Grant.

Public Comment: David Mclewee

Motion by Commissioner Cooley, seconded by Commissioner Douglass to adopt Resolution No. 2024-09 as written. Motion carried unanimously with the following vote:

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

10.C. ZONING CASE NO. 24-017: CONDITIONAL USE PERMIT FOR A DETACHED PERGOLA THAT EXCEEDS 200 SQUARE FEET; AND VARIANCES FOR A NEW SWIMMING POOL AND PERGOLA TO ENCROACH INTO THE FRONT YARD, AND POOL EQUIPMENT TO ENCROACH INTO THE SIDE YARD SETBACK LOCATED AT 9 OUTRIDER ROAD, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)

Presentation by Assistant Planner Grant.

Public Comment: Greg Sonstein

Motion by Commissioner Cooley, seconded by Commissioner Douglass to adopt Resolution No. 2024-10 as written. Motion carried unanimously with the following vote:

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

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

14.A. DISCUSS UPCOMING PLANNING COMMISSION MEETINGS AND POSSIBLY RESCHEDULING OR CANCELING FUTURE MEETINGS

Director Signo indicated the regularly scheduled July 16th meeting would be canceled and asked Commissioners to check their calendars for scheduling conflicts for the remainder of 2024.

Vice Chair Kirkpatrick suggested rescheduling the August Planning Commission field trip and meeting to August 27, 2024.

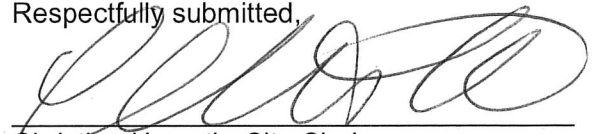
Assistant City Attorney Shapses indicated the date can be changed with proper notice.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 9:33 P.M.

The meeting was adjourned at 9:33 p.m. to the Planning Commission meeting on Tuesday, August 20, 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair