



Minutes
Rolling Hills Planning Commission
Tuesday, June 18, 2024
Field Trip Meeting 7:30 a.m.
1-4 Storm Hill Lane

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 1-4 Storm Hill Lane on the above date, and the meeting was called to order at 7:30 a.m. with Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present:	Douglass, Cooley, Vice Chair Kirkpatrick
Commissioners Absent:	Cardenas, Chair Chelf
Staff Present:	John F. Signo, AICP, Director of Planning & Community Services Stephanie Grant, Assistant Planner Karina Bañales, City Manager Abbie Sedillos, Administrative Clerk/Bookkeeper

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIPS

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF JUNE 18, 2024

Unanimous voice vote to accept item.

4.B. 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.)

Public Present:	Tom Grzywacz (4 Storm Hill Lane) Claudia Grzywacz (4 Storm Hill Lane) Jay Ahluwalia (applicant, Storm Properties, Inc.) Storm Bird (applicant, Storm Properties, Inc.) James Aichele (14 Crest Road West) Nadine Bobit (10 Buggy Whip Drive) Doris Sung (8 Buggy Whip Drive) Chi Chi Tsai (26 Middleridge Lane South)
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Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission and the item was continued to the evening meeting.

At 7:57 a.m. the Commission moved to 1 Morgan Lane and reconvened at 8:05 a.m.

- 4.C. 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 OTHER 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)**

Public Present: David McLewee (project architect)
James Aichele (14 Crest Road West)
Gary Hansen (6 Chestnut Lane)

Presentation by Assistant Planner Grant on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission and the item was moved to the evening meeting.

At 8:23 a.m. the Commission moved to 9 Outrider Road and reconvened at 8:40 a.m.

- 4.D. 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 AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 92-B-EF) (SONSTEIN)**

Public Present: Jason Briggs (project architect)
Greg Sonstein (property owner)
James Aichele (14 Crest Road West)
Ben Hong (11 Outrider Road)

Presentation by Assistant Planner Grant on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission and the item was moved to the evening meeting.

At 8:53 a.m. the Commission moved to 23 Crest Road East and reconvened at 9:05 a.m. Commissioner Douglass left the meeting after the site visit at 9 Outrider Road, and was unable to attend the presentation at 23 Crest Road East.

- 4.E. 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)

Public Present:

David Ramis (project architect)
James Aichele (14 Crest Road West)
Charlie Raine (2/4 Pinto Road & 64 Portuguese Bend Road)
John Mackenbach (56 Portuguese Bend Road)
Gary Fournier (30 Crest Road East)

Presentation by Director Signo on the proposed project.

Commissioners and the public walked the site. No decision was made by the Commission and the item was moved to the evening meeting.

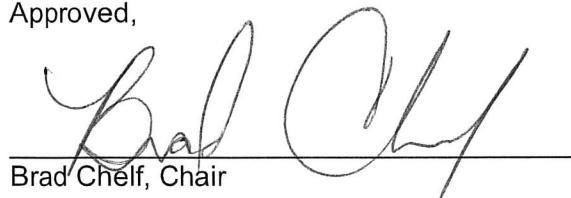
5. ADJOURNMENT: 9:33 A.M.

The meeting was adjourned at 9:33 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, June 18, 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Chelf, Chair

