



Minutes
Rolling Hills Planning Commission
Tuesday, October 15, 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. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Cooley, Douglass, Cardenas, Chair Chelf
Commissioners Absent: Vice Chair Kirkpatrick
Staff Present: John F. Signo, AICP, Director of Planning & Community Services
Stephanie Grant, Assistant Planner
Scott Shapses, Assistant City Attorney
Kurrin Kastelan, 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

Public Comment: Shirley Langer

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 15, 2024

7.B. APPROVE THE MINUTES FOR THE SEPTEMBER 17, 2024, PLANNING COMMISSION MEETINGS

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to approve the Consent Calendar. Motion carried unanimously with the following vote:

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS – NONE

10. NEW PUBLIC HEARINGS

- 10.A. ZONING CASE NO. 24-074: SITE PLAN REVIEW FOR CONSTRUCTION, GRADING, STABLE ACCESS, AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A RECREATIONAL GAME COURT (TENNIS COURT), STABLE WITH LOFT GREATER THAN 200 SQUARE FEET, CORRAL GREATER THAN 550 SQUARE FEET, AND AN EXISTING BUILDING TO BE CONVERTED TO A MIXED USE BUILDING (GUEST HOUSE/RECREATION ROOM); AND VARIANCES FOR CONSTRUCTION IN THE FRONT AND REAR YARD SETBACKS, AND DEVIATIONS FROM THE CONDITIONS FOR A CONDITIONAL USE PERMIT PER ROLLING HILLS MUNICIPAL CODE SECTION 17.16.210(A) 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 Signo

Public Comment: Shirley Langer, Megan Campbell, Dan Bolton, Kristin Raig, Doug Whitcombe

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to continue Zoning Case No. 24-074 to the November 19, 2024 meeting. Motion carried unanimously with the following vote:

AYES: Cooley, Douglass, Cardenas, Chair Chelf

NOES: None

ABSENT: Vice Chair Kirkpatrick

- 10.B. CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 17.28 OF THE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO COMPLY WITH RECENT CHANGES IN STATE LAW; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE**

Presentation by Director Signo

Motion by Commissioner Cardenas, seconded by Commissioner Cooley, to adopt Resolution No. 2024-13 recommending adoption of Ordinance No. 385 to the City Council. Motion carried unanimously with the following vote:

AYES: Cooley, Douglass, Cardenas, Chair Chelf

NOES: None

ABSENT: Vice Chair Kirkpatrick

11. OLD BUSINESS – NONE

12. NEW BUSINESS

12.A. DISCUSSION ON BUILDING HEIGHT

Presentation by Director Signo

Motion by Chair Chelf, seconded by Commissioner Cardenas, recommending that staff research the issue further for consideration by City Council. Motion carried unanimously with the following vote:

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

13. SCHEDULED FIELD TRIPS – NONE

14. ITEMS FROM STAFF

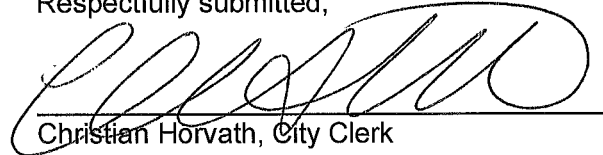
Director John Signo notified the Commission about Commissioner Cooley's term ending on January 1, 2025.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:40 P.M.

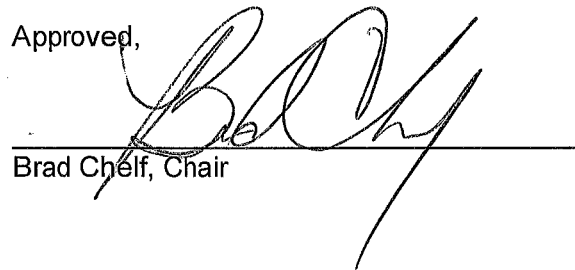
The meeting was adjourned at 7:40 p.m. to the Planning Commission meeting on Tuesday, November 19 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

