



Minutes
Rolling Hills Planning Commission
Tuesday, December 17, 2024
Field Trip Meeting 7:30 a.m.
74 Eastfield Drive
2 Possum Ridge Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 74 Eastfield Drive on the above date, and the meeting was called to order at 7:30 a.m. with Chair Chelf presiding.

2. ROLL CALL

Commissioners Present:	Douglass, Cooley, Cardenas, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	Lisa Edwards, Willdan Consultant Principal Planner Stephanie Grant, Assistant Planner Kurrin Kastelan, Administrative Clerk/Bookkeeper Karina Bañales, City Manager

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 DECEMBER 17, 2024

Unanimous voice vote to accept item.

4.B. ZONING CASE NO. 24-053: CONDITIONAL USE PERMIT FOR A DETACHED STRUCTURE THAT EXCEEDS 200 SQUARE FEET LOCATED AT 74 EASTFIELD DRIVE, ROLLING HILLS, CA 90274, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 119-EF) (COCKE)

Public Present: David Cocke (74 Eastfield Drive)

Presentation by Assistant Planner Stephanie Grant.

The Commission requested a Resolution be presented for consideration and the item was continued to the evening meeting.

At 7:45 a.m. the Commission moved to 2 Possum Ridge Road and reconvened at 7:50 a.m.

4.C. 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)

Public Present: Megan Campbell (PO Box 7554, Torrance, 90504)
Leah Mirsch (4 Cinchring Road)
Lon Clearwaters (4 Cinchring Road)
Sharon Soo (2 Middleridge Lane South)
George Cashman (2 Crest Road East)
Doug Whitcombe (2 Possum Ridge Road)
Heather Whitcombe (2 Possum Ridge Road)
Kathryn Bishop (RHCA)
Kristen Raig (RHCA)
Dan Bolton (BEC)

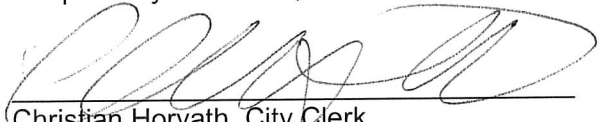
Presentation by Principal Planner Lisa Edwards.

Commissioners and the public asked questions and discussed the project. No decision was made by the Commission and the item was continued to the evening meeting.

5. ADJOURNMENT: 8:13 A.M.

The meeting was adjourned at 8:13 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, December 17, 2024, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Brad Chelf, Chair