



1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Cardenas, Soo, Douglass, Chair Chelf
Commissioners Absent: Kirkpatrick
Staff Present: Karina Bañales, City Manager
Lisa Edwards, Willdan Consultant Principal Planner
Stephanie Grant, Assistant Planner
Christian Horvath, City Clerk / Executive Assistant to the City Manager
Nicolas Papajohn, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Chair Chelf to approve the order of the agenda. Without objection, so ordered.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to receive and file Blue Folder Item 10B. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

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 15, 2025

7.B. APPROVE THE MINUTES FOR THE MARCH 18, 2025 PLANNING COMMISSION MEETING

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

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: 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. 24-121: SITE PLAN REVIEW FOR A RESIDENTIAL ADDITION WITH A NEW ATTACHED GARAGE, NON-EXEMPT GRADING, WALLS TO EXCEED 3 FEET MAXIMUM HEIGHT, AND OTHER IMPROVEMENTS; AND CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT LOCATED AT 6 QUAIL RIDGE ROAD NORTH (SCHIMMEL)

Presentation by Assistant Planner Grant

Public Comment: Joseph Spierer, Tara Schimmel

Motion by Commissioner Cardenas, seconded by Commissioner Douglass approving Zoning Case No. 24-121 as presented. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

- 10.B. ZONING CASE NO. 24-043: SITE PLAN REVIEW FOR CONSTRUCTION OF NEW RESIDENCE, NON-EXEMPT GRADING, STABLE ACCESS, WALLS EXCEEDING A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND OTHER IMPROVEMENTS; CONDITIONAL USE PERMITS FOR A DETACHED ACCESSORY STRUCTURE GREATER THAN 200 SQUARE FEET, STABLE GREATER THAN 200 SQUARE FEET; AND VARIANCES FOR CONSTRUCTION IN THE FRONT YARD, SITE DISTURBANCE OF MORE THAN 40 PERCENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LOT 29-A-EF) (LEE)

City Manager Bañales announced that due to unanticipated grading, as observed during the morning field trip, the public noticing for the item was not in compliance for the public hearing. Therefore, the item would be pulled from the agenda and re-noticed for a future meeting.

- 10.C. CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNES; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

Presentation by City Manager Bañales
Willdan Consultant Principal Planner Edwards

Motion by Commissioner Cardenas, seconded by Commissioner Douglass recommending the City Council adopt Ordinance 386 with additions to Section A as discussed regarding finished before floor. Motion carried unanimously with the following vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

11. OLD BUSINESS – NONE

12. NEW BUSINESS

City Manager Bañales introduced Assistant City Attorney Nicolas Papajohn covering for Assistant City Attorney Earvin while on leave.

13. SCHEDULED FIELD TRIPS

Assistant Planner Grant announced 16 Caballeros and 6 Chuckwagon.

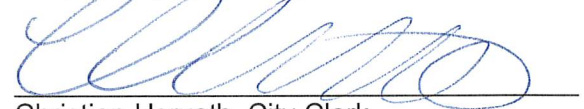
14. ITEMS FROM STAFF – NONE

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:01 P.M.

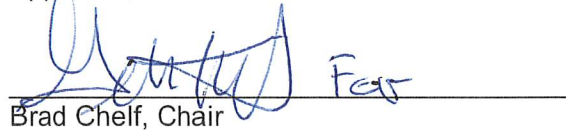
The meeting was adjourned at 7:01 p.m. to the Planning Commission Field Tip meeting on Tuesday, May 20, 2025, beginning at 7:30 a.m. at 16 Caballeros Road.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

