



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. Vice Chair Kirkpatrick presiding.

2. ROLL CALL

Commissioners Present: Cardenas, Soo, Douglass, Vice Chair Kirkpatrick
Commissioners Absent: Chair Chelf
Staff Present: Karina Bañales, City Manager
Reina Schaetzel, Willdan Contract Senior Planner
Stephanie Grant, Assistant Planner
Christian Horvath, Assistant to the City Manager / City Clerk
Ryan Stager, City Attorney

3. PLEDGE OF ALLEGIANCE – City Manager Bañales

4. APPROVE ORDER OF THE AGENDA

Motion by Commissioner Cardenas, seconded by Commissioner Soo to approve the order of the agenda.
Motion carried unanimously with the following vote:

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

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

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

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025

7.B. APPROVE THE MINUTES FOR THE APRIL 15, 2025 PLANNING COMMISSION MEETING

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

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

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. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

Introduction by City Manager Bañales
Presentation by Assistant Planner Grant

Public Comment: Domingo Ottolia

Motion by Commissioner Cardenas, seconded by Commissioner Douglass approving Zoning Case No. 24-154's Resolution 2025-05 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 FILL SLOPES STEEPER THAN 2:1, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE LOCATION AT 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) (LEE)

Introduction by City Manager Bañales
Presentation by Willdan Contract Senior Planner Schaetzel

Public Comment: Paul Reisz, Allan Rigg, Stephanie Reisz, Judith Haenel, Jeff Browning, Dan Bolton, Sarah Noel

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to continue the public hearing to the next meeting. Motion carried unanimously with the following vote:

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

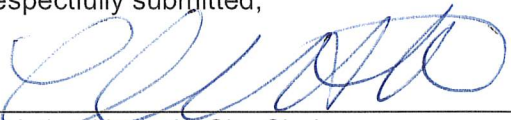
- 11. OLD BUSINESS – NONE
- 12. NEW BUSINESS – NONE
- 13. SCHEDULED FIELD TRIPS

Staff noted that there may be a Field Trip per the continuance of Item 10B

- 14. ITEMS FROM STAFF – NONE
- 15. ITEMS FROM THE PLANNING COMMISSION – NONE
- 16. ADJOURNMENT: 8:06 P.M.

The meeting was adjourned at 8:06 p.m. to the Planning Commission meeting on Tuesday, June 17, 2025, beginning at 6:30 p.m. at 2 Portuguese Bend Road, Rolling Hills, CA 90274.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair