



Minutes
Rolling Hills Planning Commission
Tuesday, May 20, 2025
Field Trip Meeting 7:30 a.m.
16 Caballeros Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 16 Caballeros Road 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, Soo, Cardenas, Vice Chair Kirkpatrick
Commissioners Absent:	Chair Chelf
Staff Present:	Reina Schaetzl, Willdan Contract Senior Planner
	Stephanie Grant, Assistant Planner
	Karina Bañales, City Manager
	Averie Anderson, Contract Administrative Clerk

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 MAY 20, 2025

Vie Chair Kirkpatrick approved the affidavit of posting as presented. Without objection, so approved.

4.B. 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (LOT 6-SK) 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 (YOU & WANG)

Public Present:	Juli Avedissian (14 Caballeros Road)
	Domingo Ottolia (Architect – 5533 Bayroof)

Presentation by Assistant Planner Grant.

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

At 7:40 a.m. the Commission moved to 6 Chuckwagon Road and reconvened at 7:54 a.m.

- 4.C. 6 CHUCKWAGON ROAD, ROLLING HILLS, CA 90274 (LOT 29-A-EF) 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 (LEE)

Public Present:

Sarah Noel (8 Hackamore Road)
Judith Haenel (31 Eastfield Drive)
Jeff Browning (Architect - 1570 West 9th Street, San Pedro)
Stephanie & Paul Reisz (4 Chuckwagon Road)
Allan Rigg (6415 Via Canada, Rancho Palos Verdes)
Dan Bolton (Engineer - 25834 Narbonne #210, Lomita)

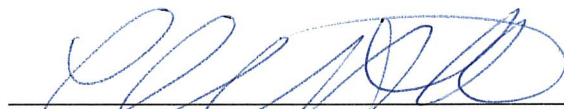
Presentation by Willdan Contract Senior Planner Schaetzl.

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

5. ADJOURNMENT: 8:29 A.M.

The meeting was adjourned at 8:29 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, May 20, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair

