



1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:31 p.m. Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
Commissioners Absent: None
Staff Present: Karina Bañales, City Manager
Reina Schaetzl, 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 Chair Chelf, seconded by Commissioner Cardenas to approve the order of the agenda. Motion carried unanimously with the following vote:

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

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Chair Chelf approved the Blue Folder items. Without objection, so ordered.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 17, 2025

7.B. APPROVE THE MINUTES FOR THE MAY 20, 2025 PLANNING COMMISSION MEETINGS

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

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

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS

- 9.A. 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)**

Presentation by Willdan Contract Senior Planner Schaetzl

Public Comment: Dan Bolton, Alan Rigg, Paul Reisz, Victor Lockett, Stephanie Reisz, Judith Haenel, Ken Lee.

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, Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Assistant Planner Grant announced that 1 Hackamore Road and 1 Georgeff Road were potential scheduled field trips.

14. ITEMS FROM STAFF

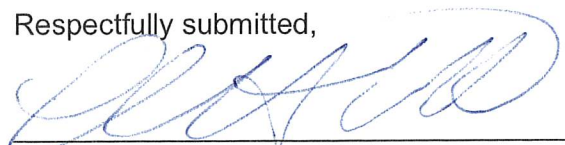
To accommodate potential Commissioner(s) unavailability for the next scheduled meeting on July 15, 2025, City Manager Bañales noted that staff would coordinate with the Commission to see if could be moved to Thursday, July 24, 2025.

15. ITEMS FROM THE PLANNING COMMISSION – NONE

16. ADJOURNMENT: 7:43 P.M.

The meeting was adjourned at 7:43 p.m. to the Planning Commission meeting on Thursday, July 24, 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

