



Minutes
Rolling Hills Planning Commission
Tuesday, June 17, 2025
Field Trip Meeting 7:30 a.m.
6 Chuckwagon Road

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 6 Chuckwagon Road on the above date, and the meeting was called to order at 7:33 a.m. with Chair Chelf presiding.

2. ROLL CALL

Commissioners Present: Douglass, Soo, Cardenas, Kirkpatrick, Chair Chelf
Commissioners Absent: None
Staff Present: Reina Schaetzel, Willdan Contract Planner
Stephanie Grant, Assistant Planner
Karina Bañales, City Manager
Averie Anderson, Planning 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 JUNE 17, 2025

Unanimous voice vote to accept item.

4.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)

Public Present: Paul Reisz (4 Chuckwagon Road)
Stephanie Reisz (4 Chuckwagon Road)
Allan Rigg (6415 Via Canada, Rancho Palos Verdes)
Victor Lockett (10561 Acorn Place Los Alamitos)
Gregory George (2608 Coral Ridge, Rancho Palos Verdes)
Leah Mirsch (4 Cinchring Road)

Presentation by Willdan Contract Planner Reina Schaetzl on the proposed project.

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

5. ADJOURNMENT: 8:04 A.M.

The meeting was adjourned at 8:04 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, June 17, 2025, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair