

**DRAFT MINUTES  
ADJOURNED PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 8, 2025**

**1. CALL TO ORDER**

An adjourned meeting of the Planning Commission of the City of Rolling Hills Estates was called to order by CHAIR OLSON at 7:00 p.m. in the City Hall Council Chamber.

**2. SALUTE TO THE FLAG**

CHAIR OLSON led those assembled in the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Olson, Nicklas, Repp-Loadsman, Romanelli, Schachter, Yoo

Commissioners Absent: Medawar

City Staff Present: Jeannie Naughton, Director of Community Development and Public Works  
Stephanie McFaddin, Code Compliance Officer  
Katrina Kawagoe, Senior Planner  
Carol Corea, Administrative Analyst  
Steve McEwen, Assistant City Attorney

**4. APPROVAL OF MINUTES**

**A. APPROVAL OF PLANNING COMMISSION MEETING MINUTES, NOVEMBER 3, 2025**

COMMISSIONER REPP-LOADSMAN made a motion, seconded by VICE CHAIR NICKLAS to,  
APPROVE THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 3, 2025.

There being no objection, CHAIR OLSON so ordered.

**5. AUDIENCE ITEMS**

NONE

**6. CONSENT CALENDAR**

**A. READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS PRESENTED FOR CONSIDERATION TO THE PLANNING COMMISSION WILL BE WAIVED AND ALL SUCH ORDINANCES AND RESOLUTIONS WILL BE READ BY TITLE ONLY.**

COMMISSIONER YOO made a motion, seconded by COMMISSIONER SCHACHTER to,  
APPROVE ITEM 6A

There being no objection, CHAIR OLSON so ordered.

**B. BIENNIAL CODE COMPLIANCE REPORT - AUGUST 2, 2025 THROUGH DECEMBER 7, 2025**

COMMISSIONER YOO made a motion, seconded by COMMISSIONER REPP-LOADSMAN to,  
RECEIVE AND FILE ITEM 6B

There being no objection, CHAIR OLSON so ordered.

**7. BUSINESS ITEMS**

**A. CEQA LEGISLATION UPDATE AND REVISIONS TO CONSULTANT CONTRACTS FOR THE BRICKWALK RESIDENCES PROJECT.**

Director Naughton provided an update on recent legislative changes adopted through Assembly Bill 130 and Senate Bill 131, which took effect July 1, 2025, and significantly altered the scope of CEQA review for infill housing projects. These changes apply retroactively to pending applications, including the Brickwalk Residences project, and require revisions to previously approved consultant contracts. She explained that the new laws effectively exempt most aspects of the project from CEQA, limiting required review to potential impacts on habitat for special-status species due to the project's location within designated gnatcatcher habitat.

Director Naughton stated that the Brickwalk project includes 454 residential units, 10,249 square feet of commercial space, and 935 parking spaces. The project would remediate the hillside, which experienced a landslide failure in 1997. The project proposes a 45% density bonus through provision of 44 very low-income (VLI) units. Because CEQA review is now restricted to biological resources, several prior CEQA topic areas—including vehicle miles traveled (VMT) and geology/soils—are no longer applicable, though transportation Level of Service analysis and geotechnical review will still be completed per City requirements.

Senior Planner Kawagoe summarized revisions to consultant contracts reflecting the reduced CEQA scope, resulting in an overall cost reduction of approximately \$457,935, with the largest decrease associated with the shift from a Supplemental EIR to an addendum-style document focused on protected species habitat. Staff reviewed the updated project timeline and noted that, pending completion of required studies and map updates, the project may return to the Planning Commission and City Council in spring or summer 2026.

COMMISSIONER SCHACHTER asked about the transportation aspect and asked what the guideline will be since VMT will no longer be used. Director Naughton stated that the City has adopted transportation impact analysis guidelines, which mainly looks at the local network. This project has public right-of-way on Crenshaw Blvd. and Indian Peak, which is under the purview of Rancho Palos Verdes, and they have been consulted to determine which intersections should be included in the analysis and to provide any conditions of approval they would like to see.

COMMISSIONER REPP-LOADSMAN asked if the city has an impact fee that is charged on a per square footage basis. Director Naughton stated that the city has a transportation impact fee. Director Naughton stated that the impact fees were assessed based on the Nexus study.

In response to a question from COMMISSIONER REPP-LOADSMAN, Director Naughton provided a brief explanation regarding the transportation impact fees and fees that are a result of a transportation impact analysis.

COMMISSIONER ROMANELLI expressed his concern with the reduction in geotechnical studies given that the hillside has had issues in the past. Director Naughton stated that staff have the same concern with the hillside; however, the geotechnical peer review was not a significant reduction. She stated that the scope of the review was revised to specifically address the overall geotechnical feasibility as part of the submittal of the parcel map. Willdan will also be reviewing for the permitting portion for this project.

VICE CHAIR NICKLAS asked about the benefit of this project to the community. Director Naughton stated that remediation of the hillside and availability of affordable housing.

VICE CHAIR NICKLAS asked if the project will be considered for approval when it goes before the City Council in the Spring or Summer of 2026. Director Naughton confirmed that this would be to consider final approval.

COMMISSIONER REPP-LOADSMAN inquired about any discretionary action by the Planning Commission. Director Naughton stated that the discretionary action will be the subdivision action. COMMISSIONER REPP-LOADSMAN stated that the State has removed discretion as long as they can afford the project and minimal standards associated with code.

COMMISSIONER REPP-LOADSMAN asked if the VLI units will be disbursed throughout the project. Director Naughton stated that typically they are disbursed throughout the project.

COMMISSIONER ROMANELLI inquired about the commercial space that will be available. Director Naughton stated that the project has been modified since it was originally submitted, and the project went from 2,200 sq. ft. of non-residential to over 10,000 sq. ft. of non-residential. The City's website will be updated with any new information on this project.

A brief discussion ensued on the timeline for approval of this project.

In response to a question from VICE CHAIR NICKLAS, Director Naughton explained where this project will put the city in regard to its RHNA numbers. She stated that the city is making progress on low- and very low-income units, is close on the moderate-income units, anticipates surpassing above-market units, and has satisfied the criteria to set up the framework to allow all types of housing.

COMMISSIONER REPP-LOADSMAN asked if the city will be participating in the South Bay Cities Council of Government's Housing Trust program. Director Naughton stated that this will likely be going before the City Council for consideration in January 2026.

COMMISSIONER REPP-LOADSMAN made a motion, seconded by COMMISSIONER SCHACHER to,

RECEIVE AND FILE

There being no objection, CHAIR OLSON so ordered.

C. PLANNING APPLICATION NO. PA-250409; APPLICANT: RHE-75, LLC; LOCATION: 927 Deep Valley Drive, Rolling Hills Estates, CA 90274 (LA SEVILLA PROJECT); A Precise Plan of Design (PPD-250410), to implement a Master Sign Plan for 927 Deep Valley Drive.

Director Naughton provided a presentation on Planning Application PA-250409 summarizing the staff report, which requires approval of a Master Sign Plan under Condition No. 82 of City Council Resolution No. 2167. Approval of this plan is necessary for the developer to transition from a temporary to a final Certificate of Occupancy and will serve as the guiding standard for all existing and future signage at the site. The project is a mixed-use development located at 927 Deep Valley Drive and includes 75 for-sale residential condominium units, three of which are moderate-income units, along with one commercial condominium space that may be divided into four tenant suites. Several residential units have been sold, and two commercial leases have been executed.

Director Naughton stated that the proposed Master Sign Plan establishes three types of signage consistent with Municipal Code Section 17.60.150. Wall-mounted signs will consist of four-square-foot aluminum cabinet signs with white acrylic push-through lettering mounted on decorative brackets and are non-illuminated. Window signage will be limited to tenant names occupying no more than twenty-five percent of the window area and store-hours displays limited to roughly two square feet. Lastly, building/site signage consisting of a single freestanding project identification sign located between the primary ingress and egress points, mounted on a low stucco wall with stone columns. Visuals provided to the Commission showed how these signs fit within the site layout and how they would apply should the commercial unit be divided into four potential tenant spaces.

Director Naughton stated that staff found the proposal consistent with the Commercial General Mixed-Use zoning and compliant with the Precise Plan of Design requirements in Municipal Code Chapter 17.58. The project is categorically exempt from CEQA under Class

3, Section 15301. Any future signage changes will require approval by the HOA or property management and subsequent city staff review for conformity with the Master Sign Plan.

Director Naughton stated that staff recommends that the Planning Commission approve Planning Application No. PA-250409, a Precise Plan of Designs, to implement a Master Sign Plan for 927 Deep Valley Drive, subject to the conditions outlined in the staff report and that all signage be installed in substantial accordance with the submitted materials and municipal code standards.

COMMISSIONER REPP-LOADSMAN asked if the commercial spaces can be sold as independent units. Scott Anastasi stated that they can be sold independently.

COMMISSIONER REPP-LOADSMAN asked about the spaces that have been leased. Mr. Anastasi stated that one is a medical research company and the other a web designer; both do not want any signage.

COMMISSIONER SCHACHTER made a motion, seconded by COMMISSIONER YOO to,

APPROVE PLANNING APPLICATION NO. PA-250409 SUBJECT TO THE CONDITIONS OUTLINED IN THE STAFF REPORT.

AYES: OLSON, NICKLAS, REPP-LOADSMAN, ROMANELLI, SCHACHTER, YOO

NOES:

ABSENT: MEDAWAR

ABSTAIN:

## **8. PUBLIC HEARINGS**

A. PLANNING APPLICATION NO. PA-240560; ADDRESS: 0 Encanto Drive (APN: 7551-015-030 & 7551-015-900), Rolling Hills Estates, CA 90274; APPLICANT: Salvador Gonzalez, California Water Service Company; A request for a Grading Permit (G-240561) for the importation of earth materials greater than 20 cubic yards to widen the driveway apron and raise appropriate grade levels to accommodate the installation of a new temporary portable generator for the California Water Service Company; and Variance (V-240562) to construct fencing and a sliding security gate within the front and side yard that would exceed the maximum allowable fence height.

COMMISSIONER ROMANELLI made a motion, seconded by COMMISSIONER REPP-LOADSMAN to,

CONTINUE PLANNING APPLICATION NO. PA-240560 TO A DATE UNCERTAIN.

AYES: OLSON, NICKLAS, REPP-LOADSMAN, ROMANELLI, SCHACHTER, YOO

NOES:

ABSENT: MEDAWAR

ABSTAIN:

## **9. COMMISSIONER ITEMS**

COMMISSIONER ROMANELLI stated that the last code compliance reports had several cases that were several years old and asked if there will be resolution to the cases. Code Compliance Officer McFaddin stated that as the report shows many of the cases have been issued second or final notices.

In response to a question from COMMISSIONER OLSON, Code Compliance Officer McFaddin stated that after the final notice, cases will be referred for administrative review or referred to the City Attorney.

## **10. DIRECTOR ITEMS**

Director Naughton introduced Stephanie McFaddin, Code Compliance Officer. She has over 30 years of experience, most recently with the City of Los Angeles.

**11.    MATTERS OF INFORMATION**

- A.     CITY COUNCIL ACTIONS, OCTOBER 28, 2025
- B.     CITY COUNCIL ACTIONS, NOVEMBER 18, 2025

**12.    ADJOURNMENT**

CHAIR OLSON adjourned the meeting at 7:51 p.m. to the next regular Planning Commission meeting on Monday, January 5, 2025 at 7:00 p.m. in the City Hall Council Chamber, 4045 Palos Verdes Drive North, Rolling Hills Estates.

Respectfully submitted by,

Approved,

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Carol Corea, Administrative Analyst

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Larry Olson, Chair