



Minutes
Rolling Hills Planning Commission
Tuesday, January 27, 2026
Regular Meeting 6:30 p.m.

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person on the above date at 6:30 p.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf
Commissioners Absent:
Staff Present: Reina Schaeztl, Willdan Contract Senior Planner
Emma Montes, Assistant Planner
Christian Horvath, Assistant to the City Manager / City Clerk
Michael Ervin, Assistant City Attorney
Karina Bañales, City Manager

3. Pledge of Allegiance – Willdan Contract Senior Planner Schaeztl

4. Approve Order of The Agenda

Chair Chelf approved the Order of the Agenda. Without objection, so ordered.

5. Blue Folder Items (Supplemental) – None

6. Public Comments on Non-Agenda Items – None

7. Consent Calendar

7.A. Approve Affidavit of Posting for the Planning Commission Regular Meeting of January 27, 2026

7.B. Approve the Minutes for the December 2, 2025 Planning Commission Meetings

Motion by Commissioner Cardenas, seconded by Commissioner Douglass 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 – None

10. Public Hearings

10.A. Zoning Case No. 25-091: Site plan review for new construction, non-exempt grading and related improvements; variances for an attached garage within the side yard areas, and finding the project exempt from the California Environmental Quality Act for location at 3 Maverick Lane (Karatsu) (Lot 30-SK)

Presentation by Assistant Planner Montes

Public Comment: Louie Tamaro

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick to Adopt Resolution 2026-01 as presented. Motion carried unanimously with the following vote:

AYES: Cardenas, Soo, Douglass, Kirkpatrick, Chair Chelf

NOES: None

ABSENT: None

Commissioners Cardenas and Soo recused themselves from the discussion because their residences are within 500 feet of the subject property. They left the dais at 6:41 p.m. and were not present for the vote.

10.B. Zoning Case No. 25-115: Site plan review for new construction, non-exempt grading and related improvements; variances for an attached garage within front yard, addition to home in side yard, and to exceed 40 percent disturbance; and finding the project exempt from the California Environmental Quality Act for location at 2 Williamsburg Lane (Paesano) (Lots 44, 45, & 46-A-RH)

Presentation by Willdan Contract Senior Planner Schaetzi

Public Comment: Miles Pritzkat, Dan Bolten

Motion by Vice Chair Kirkpatrick, seconded by Commissioner Douglass to Adopt Resolution 2026-02 as presented. Motion carried unanimously with the following vote:

AYES: Douglass, Kirkpatrick, Chair Chelf

NOES: None

ABSENT: None

Commissioner Cardenas and Commissioner Soo returned to the dais at 6:57 p.m.

11. Discussion Items – None

12. Scheduled Field Trips

Willdan Contract Senior Planner Schaetzi announced that 26 Caballeros was a potential scheduled field trip.

13. Items from The Planning Commission – None

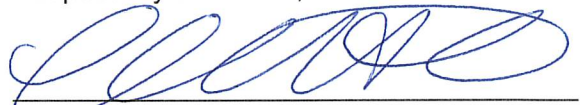
14. Items from Staff

Willdan Contract Senior Planner Schaetzi noted that staff would potentially agendaize an updated Hazard Mitigation Plan to the Commission's meeting in February.

15. Adjournment: 6:58 p.m.

The meeting was adjourned at 6:58 p.m. to the Planning Commission meeting on Tuesday, February 17, 2026, 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