



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, Chair Chelf
Commissioners Absent: Kirkpatrick
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
Michael Ervin, Assistant City Attorney

3. Pledge of Allegiance –City Manager Bañales

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 September 16, 2025

7.B. Approve the Minutes for the August 19, 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, Chair Chelf
NOES: None
ABSENT: Kirkpatrick

8. Excluded Consent Calendar Items – None

9. Public Hearings on Items Continued from Previous Meetings

9.A. Zoning Case No. 25-033: Site Plan Reviews for the construction of a new 19-foot stable, non-exempt grading, expansion of building pad, walls to exceed 3 feet height not to exceed maximum 5 feet height, and other improvements; conditional use permit for stable to exceed

maximum 200 square feet; and variances to exceed 40 percent disturbance and for construction in the front yard setback for the location at 1 Hackamore Road and finding the same exempt from the California Environmental Quality Act (Mahler & Nuccio) (Lot-30 EF)

Presentation by Assistant Planner Grant

Motion by Commissioner Cardenas, seconded by Commissioner Douglass to Adopt Resolution 2025-08 as presented. Motion carried unanimously with the following vote:

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

10. Public Hearings

10.A. Zoning Case No. 25-081: Variance requests to construct an attached accessory structure (pergola) in the front yard setback and waive the requirements for a stable and corral set aside area for a property located at 5 Ringbit Road West (Sleep & Collida) (Lot 7-SF)

Commissioner Douglass recused herself and left the dais at 6:56 p.m.

Presentation by Willdan Contract Senior Planner Schaetzl

Public Comment: Clarisse Shumaker, Carol Marrone, Steve Hosa, Susan Collida, Susan Sleep, Deborah Tull

Motion by Commissioner Cardenas, seconded by Commissioner Soo to continue the public hearing to the next meeting. Motion carried unanimously with the following vote:

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

Commissioner Douglass returned to the dais at 7:36 p.m.

11. Discussion Items – None

12. Scheduled Field Trips

City Manager Bañales announced that 80 Saddleback was a potential scheduled field trip.

13. Items from The Planning Commission – None

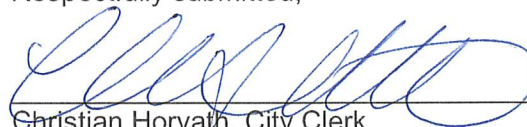
14. Items from Staff

City Manager Bañales announced that Assistant Planner Grant was leaving the City of Rolling Hills for an opportunity with the City of Palos Verdes Estates and that a Willdan contractor would backfill her position in the interim.

15. Adjournment: 7:38 p.m.

The meeting was adjourned at 7:38 p.m. to the Planning Commission meeting on Tuesday, October 21, 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

