



Minutes
Rolling Hills Planning Commission
Tuesday, October 28, 2025
Field Trip Meeting 7:30 a.m.
5 Ringbit Rd West

1. Call to Order

The Planning Commission of the City of Rolling Hills met in person at 5 Ringbit Road West on the above date at 7:33 a.m. Chair Chelf presiding.

2. Roll Call

Commissioners Present: Cardenas, Soo, Chair Chelf
Commissioners Absent: Kirkpatrick, Douglass
Staff Present: Reina Schaetzl, Willdan Contract Senior Planner
Benjamin Johnson, Code Compliance Officer/Planning Technician
Karina Banales, City Manager

3. Public Comment on Non-Agenda Items - None

4. Public Hearing Field Trips

4.A. Approve Affidavit of Posting for the Planning Commission Field Trip Meeting of October 28th, 2025

4.B. 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).

Public Present: Jim Aichele (14 Crest Road West)
Greg Kirkpatrick (11 Southfield Dr)
Carol Marrone (17 Southfield Dr)
Steve Hosa (Designer)
Susan Sleep (5 Ringbit Rd W.)
Susan Collida (5 Ringbit Rd. W)

Presentation by Willdan Contract Senior Planner Schaetzl

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

At 7:48 a.m. the Commission moved to 3 Outrider Road and reconvened at 8:00 a.m.

4.C. Zoning Case No. 24-162: Site Plan Review for the construction of a new single-family residence with attached garage, non-exempt grading and related improvements; Conditional Use Permit to construct a detached cabana, recreation court, stable, corral and detached trellis and finding the project categorically exempt from the California Environmental Quality Act for location at 80 Saddleback Road (Turpanjian) (LOT 67-RH).

Public Present: Dan Bolton (Engineer - 25834 Narbonne, Lomita)
Shilpa Mehta (Architect)

Joseph Speier (Architect)
Paul Turpanjian (80 Saddleback Rd)
Carol Hoffman (3 Hillside Ln)
Al Serpa (0 Poppy Trail)
Vicki Anakwenze (77 Saddleback)
Jim Aichele (14 Crest Road West)

Presentation by Willdan Contract Senior Planner Schaetzl

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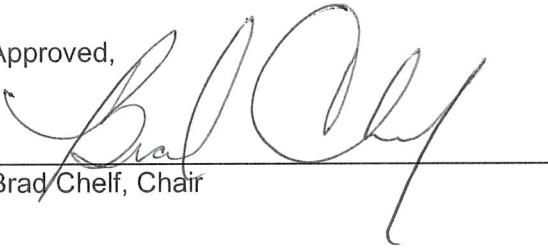
5. Adjournment: 8:30 a.m.

The meeting was adjourned at 8:30 a.m. to the regular Planning Commission meeting on Tuesday, October 28, 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