



1. Call To Order

The City Council of the City of Rolling Hills met in person on the above date at 7:00 p.m. Mayor Pieper presiding.

2. Roll Call

Councilmembers Present:	Mirsch, Black, Dieringer, Mayor Pieper
Councilmembers Absent:	Wilson
Staff Present:	Karina Bañales, City Manager Christian Horvath, Assistant to the City Manager / City Clerk Reina Schaetzl, Willdan Contract Senior Planner Emma Montes, Assistant Planner Benjamin Johnson, Code Compliance Officer/Planning Tech Nicolas Papajohn, City Attorney

3. Pledge Of Allegiance – Mayor Pro Tem Dieringer

4. City Council Reorganization / Presentations / Proclamations / Announcements

4.A. City Council Reorganization

Motion by Mayor Pieper, seconded by Councilmember Black to nominate Bea Dieringer as Mayor. Motion carried unanimously with the following vote:

AYES:	Mirsch, Black, Dieringer, Mayor Pieper
NOES:	None
ABSENT:	Wilson

Mayor Dieringer remarked on former Mayor Pieper's past year of service and presented him with a plaque of recognition. The following sent certificates of recognition for his service:

Palos Verdes Estates Mayor and Council
Rancho Palos Verdes Mayor and Council
Rolling Hills Estates Mayor and Council
LA County Supervisor Hahn

Councilmembers Mirsch and Black also made remarks and thanked former Mayor Pieper for his service.

Former Mayor Pieper noted that this Council had been working together for a long time, and while they don't always agree, they each work to do what is in the best interest of the City. He thanked those in attendance for coming.

Motion by Mayor Dieringer, seconded by Councilmember Mirsch to nominate Dr. James Black as Mayor Pro Tem. Motion carried unanimously with the following vote:

AYES:	Pieper, Mirsch, Black, Mayor Dieringer
NOES:	None

ABSENT: Wilson

5. Approve Order of the Agenda

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to approve the order of the agenda. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

6. Blue Folder Items (Supplemental) – None

7. Public Comment on Non-Agenda Items

Public Comment: Judith Haenel

8. Consent Calendar

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of December 9, 2025

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

8.C. Approve the following Minutes of November 24, 2025 City Council Regular Meeting

8.D. Payment of Bills

8.E. Republic Services Recycling Tonnage and Complaint Reports for October 2025

8.F. For Second Reading and Adoption: Adopt by Title only Ordinance No. 388 amending Chapter 17.28 of the Rolling Hills Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and finding the action to be statutorily exempt from CEQA under Public Resources Code § 21080.17

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to approve the Consent Calendar with the amended Minutes in 8C. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

9. Excluded Consent Calendar Items – None

10. Commission Items

10.A. Receive and file 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)

Presentation by Willdan Contract Senior Planner Schaetzl

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to receive and file. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

10.B. Receive and file 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)

Presentation by Willdan Contract Senior Planner Schaetzel

Public Comment: Eileen Gueringer

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

11. Public Hearings

11.A. A Hearing regarding a Nuisance Abatement at 2 Crest Road East (Lot 125-RH), 6 Running Brand Road (Lot 024A-RH), and 77 Portuguese Bend Road (Lot 089-RH), and consideration of a Resolution of the City Council of the City of Rolling Hills Declaring the condition of the property to be a Public Nuisance and Ordering the Abatement thereof

Presentation by Code Compliance Officer/Planning Tech Johnson

Public Comment: Cynthia Cashman-Makin, Judith Haenel

Motion by Mayor Pro Tem Black, seconded by Councilmember Mirsch to continue Resolution No. 1399 to the first meeting in January. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

Motion by Mayor Pro Tem Black, seconded by Councilmember Pieper to adopt Resolution No. 1400. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

Motion by Councilmember Pieper, seconded by Councilmember Mirsch to adopt Resolution No. 1401 and direct staff to report out on progress at the second meeting in January. Motion carried with the following vote:

AYES: Pieper, Mirsch, Mayor Dieringer
NOES: Black
ABSENT: Wilson

12. Discussion Items

12.A. Introduction and First Reading of Ordinance No. 389 and Adoption of Urgency Ordinance No. 389-U amending Title 15 (Buildings and Construction) of the Rolling Hills Municipal Code and determining the ordinance exempt from CEQA

Presentation by City Attorney Papajohn

Motion by Councilmember Pieper seconded by Councilmember Mirsch finding adoption of the ordinances is not a project subject to CEQA review because it has no potential for resulting in physical change to the environment; introducing for first reading by title only Ordinance No. 389 regarding building and construction; and to adopt Ordinance No. 389-U regarding building and construction. Motion carried unanimously with the following vote:

AYES: Pieper, Mirsch, Black, Mayor Dieringer
NOES: None
ABSENT: Wilson

13. Matters From the City Council

Mayor Pro Tem Black requested that staff look into traffic signal timing issues at Palos Verdes Drive North/Rolling Hills Road/Portuguese Bend Road due to traffic backing up all the way to Crenshaw Blvd.

Councilmember Pieper noted that the Coyote issue was currently untenable and that something should be done.

Mayor Dieringer concurred with Councilmember Pieper and spoke of a coyote attack on her dog as well as another separate incident where an off-leash dog attacked her and her dogs. She requested staff add information to the Blue Newsletter.

Councilmember Mirsch offered thanks and kudos to the Women's Club for their time and work on a successful Snow Day. She also thanked staff for a successful Holiday Open House.

14. Matters From Staff

City Manager Bañales introduced new staff members Benjamin Johnson and Emma Montes. She also wished Mayor Dieringer a Happy Birthday and presented cupcakes and a card.

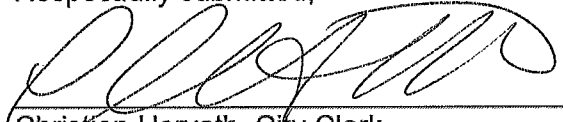
15. Recess To Closed Session – None

16. Reconvene To Open Session – None

17. Adjournment: 8:53 p.m.

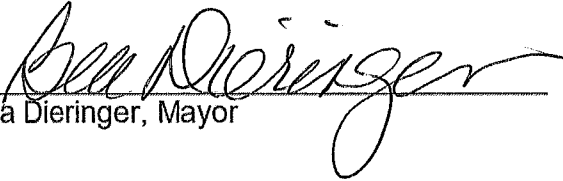
The meeting was adjourned at 8:53 p.m. on December 9, 2025. The next regular meeting of the City Council is scheduled to be held on Monday, January 12, 2026 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: <https://www.rolling-hills.org/government/agenda/index.php>

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Bea Dieringer, Mayor