



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD, ROLLING HILLS, CA 90274 | (310) 377-1521

City Council

Tuesday, December 9, 2025, 7:00 PM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. View both the [agenda and the live-streamed video](#).

Members of the public may submit written comments by emailing the City Clerk's office at CityClerk@cityofrh.net. Your comments will become part of the official meeting record if received before 3pm on the meeting day. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

View [recordings to City Council meetings](#) online.

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. City Council Reorganization / Presentations / Proclamations / Announcements**

4.A. City Council Reorganization

RECOMMENDATION:

- A. Presentation of New Mayor and Mayor Pro Tem
- B. Presentation to outgoing Mayor Pieper in recognition of his service during the 2024-2025 term
- C. Comments from outgoing Mayor

5. Approve Order of the Agenda

This is the appropriate time for the Mayor or Councilmembers to approve the agenda as is or reorder.

6. Blue Folder Items (Supplemental)

Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.

7. Public Comment on Non-Agenda Items

This is the appropriate time for members of the public to make comments regarding items not listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.

8. Consent Calendar

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Mayor or any Councilmember may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Mayor will call on anyone wishing to address the City Council on any Consent Calendar item on the agenda, which has not been pulled by Councilmembers for discussion.

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

RECOMMENDATION: Approve.

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

RECOMMENDATION: Approve.

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

RECOMMENDATION: Approve as presented.

8.D. Payment of Bills

RECOMMENDATION: Approve as presented.

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

RECOMMENDATION: Receive and file.

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

RECOMMENDATION: Approve as presented.

9. Excluded Consent Calendar Items

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)

RECOMMENDATION: Receive and file.

- 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)**

RECOMMENDATION: Receive and file.

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**

RECOMMENDATION: Open the public hearing, consider all testimony and, upon consideration of the evidence, adopt Resolution No. 1399, Resolution No. 1400, and Resolution No. 1401 declaring the condition to constitute a public nuisance and ordering the abatement thereof.

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**

RECOMMENDATION:

Take the following actions:

- Find that the 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;
- Introduce for first reading by title only Ordinance No. 389 regarding building and construction; and
- Adopt Ordinance No. 389-U regarding building and construction.

13. Matters From the City Council

14. Matters From Staff

15. Recess to Closed Session

16. Reconvene to Open Session

17. Adjournment

Next regular meeting: Monday, January 12, 2026 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

Public Comment is welcome on any item prior to City Council action on the item.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.