



Minutes
Rolling Hills City Council
Monday, June 23, 2025
Regular Meeting 7:00 p.m.

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, Wilson, Black, Dieringer, Mayor Pieper

Councilmembers Absent:

None

Staff Present:

Karina Bañales, City Manager

Christian Horvath, Assistant to the City Manager / City Clerk

Samantha Crew, Management Analyst

Stephanie Grant, Assistant Planner

Norma Tabares, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – Councilmember Black

4. PRESENTATIONS / PROCLAMATIONS / ANNOUNCEMENTS

Mayor Pieper announced that the City Council would be adjourning the meeting in memory of former Mayor and Councilmember Gordana Swanson and read a brief bio.

5. APPROVE ORDER OF THE AGENDA

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

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

NOES: None

ABSENT: None

6. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Robert Tun

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JUNE 23, 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 JUNE 9, 2025: CITY COUNCIL REGULAR MEETING

8.D. PAYMENT OF BILLS

8.E. ADOPT RESOLUTION NO. 1392 APPROVING THE UPDATED FISCAL YEAR 2025/26 PAY SCHEDULE TO COMPLY WITH CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) STATUTORY AND REGULATORY REQUIREMENTS FOR COMPENSATION EARNABLE AND PUBLICLY AVAILABLE PAY SCHEDULES

Motion by Councilmember Mirsch, seconded by Councilmember Wilson to approve the Consent Calendar.
Motion carried unanimously with the following vote:

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

9. EXCLUDED CONSENT CALENDAR ITEMS – NONE

10. COMMISSION ITEMS – NONE

10.A. ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

Presentation by Assistant Planner Grant

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

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

11. PUBLIC HEARINGS – NONE

12. OLD BUSINESS

12.A. RECEIVE AND FILE A PRESENTATION REGARDING CALOES/FEMA BUYOUT PROGRAM

Presentation by Management Analyst Crew
Robyn Fennig, California Office of Emergency Services

Public Comment: Maureen Hill, Matthew Fournier, Alison Smart

Mayor Pieper directed staff to work with interested residents, keep things narrow, get the list of criteria needed from Cal OES, perform a basic benefit cost analysis and return to a subsequent City Council meeting with the findings.

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

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

NOES: None
ABSENT: None

12.B. CONSIDERATION OF ORDINANCE NO. 386 AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARN; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

Presentation by City Manager Bañales

Motion by Councilmember Black seconded by Councilmember Mirsch to separate the house height from the barn/stable height, return at a later time to address barn/stable height, modify language to clarify exceptions to one story general limitations and re-introduce for first reading with proposed changes.

After further discussion, the motion was withdrawn.

Motion by Mayor Pieper seconded by Councilmember Mirsch to maintain the proposed ordinance's home height at 21 feet, raise the barns/stable height to 23 feet, modify language to clarify exceptions to one story general limitations and re-introduce for first reading with proposed changes. Motion carried with the following vote:

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

13. NEW BUSINESS

13.A. CONSIDERATION OF AWARDING A CONSTRUCTION CONTRACT TO FIDELITY BUILDERS, INC. FOR PROVIDING CONSTRUCTION SERVICES ON THE TENNIS COURT ADA IMPROVEMENT PROJECT IN AN AMOUNT NOT-TO-EXCEED \$783,506.25, AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Assistant to the City Manager / City Clerk Horvath

After discussion, Mayor Pieper tabled the item to the next meeting. Without objection so ordered.

14. MATTERS FROM THE CITY COUNCIL – NONE

15. MATTERS FROM STAFF

15.A. RECEIVE AND FILE A PUBLIC SAFETY AND EMERGENCY PREPAREDNESS UPDATE

Presentation by Management Analyst Crew

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

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

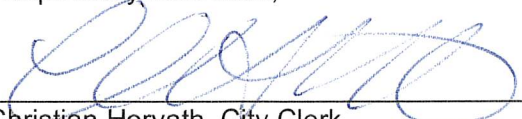
16. RECESS TO CLOSED SESSION – 10:06 P.M.

- 16.A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION GOVERNMENT CODE SECTION 54956.9(D)(1) THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (3 CASES)
A. NAME OF CASE: CONNIE ANDERSEN, ET AL. V. CALIFORNIA WATER COMPANY, ET AL. (SEAVIEW CASE) CASE NO.: 24STCV20953
B. NAME OF CASE: CITY OF ROLLING HILLS V. SCE CPUC DOCKET NO. C.24-10-008
C. NAME OF CASE: CITY OF ROLLING HILLS V. SOCALGAS CPUC DOCKET NO. C.24-10-009
- 16.B. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION A CLOSED SESSION WILL BE HELD, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C) AND (D)(4) REGARDING THE DECISION OF WHETHER TO INITIATE LITIGATION (1 CASE) RECOMMENDATION: NONE
- 16.C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION A CLOSED SESSION WILL BE HELD, PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (D)(2) AND (E)(3) BASED ON EXISTING FACTS AND CIRCUMSTANCES THERE IS A SIGNIFICANT EXPOSURE TO LITIGATION AGAINST THE CITY (1 CASE)
17. RECONVENE TO OPEN SESSION – 11:08 P.M.
18. ADJOURNMENT: 11:08 P.M.

The meeting was adjourned at 11:08 p.m. on June 23, 2025 in memory of former Rolling Hills Mayor and Councilmember Gordana Swanson. The next regular meeting of the City Council is scheduled to be held on Monday, July 14, 2025 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>

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,


Christian Horvath, City Clerk

Approved,


Jeff Pieper, Mayor